## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

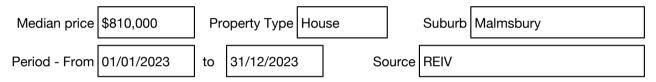
39 Cameron Street, Malmsbury Vic 3446

#### Indicative selling price

	consumer.vic.gov.a	

Single price \$595,000

#### Median sale price



#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	28 Ross St MALMSBURY 3446	\$645,000	07/11/2022
2	27 Drake St MALMSBURY 3446	\$635,000	04/09/2023
3	28 Service St MALMSBURY 3446	\$615,000	14/10/2022

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

15/02/2024 10:46



39 Cameron Street, Malmsbury Vic 3446



Jenny Stewart



Rooms: 6 Property Type: House Land Size: 804m2 sqm approx Agent Comments

03 5427 2800 0408 389 071 jennystewart@jelliscraig.com.au

**Indicative Selling Price** \$595,000 Median House Price Year ending December 2023: \$810,000

# **Comparable Properties**



28 Ross St MALMSBURY 3446 (REI/VG)



Price: \$645,000 Method: Private Sale Date: 07/11/2022 Property Type: House Land Size: 1300 sqm approx Agent Comments

27 Drake St MALMSBURY 3446 (VG)

Agent Comments



Price: \$635,000 Method: Sale Date: 04/09/2023 Property Type: House (Res) Land Size: 755 sqm approx



28 Service St MALMSBURY 3446 (REI/VG)



Agent Comments

Price: \$615,000 Method: Private Sale Date: 14/10/2022 Property Type: House Land Size: 1070 sqm approx

Account - Jellis Craig | P: 0354272800 | F: 0354272811





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