

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price\*

Median price  Property Type  Suburb

Period - From  to  Source

### 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	13 Walsh St MALMSBURY 3446	\$340,000	22/09/2023
2	Mollison St MALMSBURY 3446	\$325,000	09/06/2023
3	11 Walsh St MALMSBURY 3446	\$315,000	25/04/2023

**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:

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

2580 and 2582 Daylesford Road, Malmsbury Vic 3446

**Jellis  
Craig**

Jenny Stewart  
03 5427 2800  
0408 389 071

jennystewart@jellisrcraig.com.au

**Indicative Selling Price**

\$290,000 - \$310,000

**No median price available**



**Property Type:** Land

**Land Size:** 1044m2 and 1173m2  
sqm approx

**Agent Comments**

## Comparable Properties

**13 Walsh St MALMSBURY 3446 (VG)**

**Agent Comments**



**Price:** \$340,000

**Method:** Sale

**Date:** 22/09/2023

**Property Type:** Land

**Land Size:** 1064 sqm approx

**Mollison St MALMSBURY 3446 (VG)**

**Agent Comments**



**Price:** \$325,000

**Method:** Sale

**Date:** 09/06/2023

**Property Type:** Land

**Land Size:** 1175 sqm approx

**11 Walsh St MALMSBURY 3446 (VG)**

**Agent Comments**



**Price:** \$315,000

**Method:** Sale

**Date:** 25/04/2023

**Property Type:** Land

**Land Size:** 1067 sqm approx

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



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