

# 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

21 Sullivan Street, Malmsbury, Victoria 3446
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### Indicative selling price

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

	or range between	\$600,000	&	\$655,000
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### Median sale price

Median price

\$785,000
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Property type

House
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Suburb

Malmsbury
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Period - From

Apr 2023
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to

Mar 2024
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Source

Pricefinder
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### Comparable property sales

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

Address of comparable property	Price	Date of sale
1. 117 Mollison Street, Malmsbury	\$650,000	04/04/2024
2. 36 Cameron Street, Malmsbury	\$713,000	14/09/2023
3. 27 Drake Street, Malmsbury	\$635,000	04/09/2023

This Statement of Information was prepared on: 

23 <sup>rd</sup> April 2024
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