

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

121 Mollison Street, Malmsbury Vic 3446

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$340,000

Median sale price

Median price

\$278,000

Property Type

Vacant land

Suburb

Malmsbury

Period - From

22/04/2024

to

21/04/2025

Source

Property Data

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 eighteen 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	17 Walsh St MALMSBURY 3446	\$340,000	31/10/2023
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

22/04/2025 16:28



Property Type: Land
Land Size: 1012m2 sqm approx
Agent Comments

Comparable Properties

17 Walsh St MALMSBURY 3446 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 31/10/2023
Property Type: Land
Land Size: 1111 sqm approx

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 eighteen months.