

## STATEMENT OF INFORMATION

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

#### Property offered for sale

77-93 Mitchell Street, Malmsbury

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

Single price

or range between

&

#### Median sale price

Median price

\*House

\*Unit

Suburb  
or locality

Period - From

to

Source

#### Comparable property sales

These are 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 Lot 2, 98 Trio Road, Kyneton 3444	\$390,000	Oct 2017
2 4 Blackhill Road, Kyneton 3444	\$380,000	Jul 2016
3 Lot 34, Bald Hill Road, Kyneton 3444	\$445,000	Apr 2015