

**** ADJUST WITH CORRECT AVERAGES**

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 and
postcode

16 DOUGLASS STREET MARYBOROUGH VIC 3465

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$189,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$166,000

Property type

Land

Suburb

Maryborough

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

32 MARYBOROUGH-DUNOLLY ROAD MARYBOROUGH VIC 3465	\$175,000	25-Jul-24
13 CALISTA DRIVE MARYBOROUGH VIC 3465	\$165,000	03-May-24
15 DAIRY CRESCENT MARYBOROUGH VIC 3465	\$165,000	01-Nov-24

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: 04 April 2025

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32 MARYBOROUGH-DUNOLLY ROAD MARYBOROUGH VIC 3465

 -
  -
  -

Sold Price

\$175,000

Sold Date

25-Jul-24

Distance

2.78km



13 CALISTA DRIVE MARYBOROUGH VIC 3465

 -
  -
  -

Sold Price

\$165,000

Sold Date

03-May-24

Distance

2.41km



15 DAIRY CRESCENT MARYBOROUGH VIC 3465

 -
  -
  -

Sold Price

Sold Date

01-Nov-24

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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