

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

16 NAPIER 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

\$285,000

or range between

&

Median sale price

Median price

\$370,000

Property type

House

Suburb

Maryborough

Period - From

01-01-2024

to

31-12-2024

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

| | | |
|---|-----------|-------------|
| 20 VICTORIA STREET MARYBOROUGH VIC 3465 | \$284,000 | 04-Sep-24 |
| 51 DERBY ROAD MARYBOROUGH VIC 3465 | \$300,000 | 03-Jun-2024 |
| 24 GOLDEN WATTLE DRIVE MARYBOROUGH VIC 3465 | \$280,000 | 03-10-24 |

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:

28-01-2025