

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

2/6 Shamrock Court, 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 \$* or range between \$349,000 & \$359,000

Median sale price

Median price \$275,000 Property type House Suburb Maryborough

Period - From 01/01/2020 to 31/12/2020 Source REIV

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
22b Albert Street, Maryborough Vic 3465	\$355,000	21/10/2019
43 Wellington Street, Maryborough Vic 3465	\$345,000	13/02/2020
9 Central Court, Maryborough Vic 3465	\$342,200	15/10/2020

This Statement of Information was prepared on: 10/04/2021