

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 238 Gladstone Street Maryborough Vic 3465

Including suburb or
locality and postcode

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 \$330,000 & \$360,000

Median sale price

Median price \$272,000 (3BR) Property Type House Suburb or Locality Maryborough

Period - From Updated to Mar 11th 2021 Source Realestate.com.au

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
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1 31 Marshall Street Maryborough 688M2 #BR 1BTH	\$335000	26th Oct 2020
2 122 Park Rd Maryborough 3BR 1BTH	\$325,000	16th Nov 2020
3 4 Herring Street St Maryborough 3BR 2BTH	\$355,000	25th Feb 2021

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: 14.03.21