

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb or  
locality and postcode

314 Gladstone Street Maryborough Vic 3465 3BR 2 BTH BV 781M2

### Indicative selling price

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

Single price

or range between

\$410,000

&

\$425,000

### Median sale price

Median price

\$360,000 (3BR)

Property type

All Property

Suburb

Maryborough

Period - From

Updated

to

May 30<sup>th</sup>  
2022

Source

Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

**A\*X** 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
1. 33 Whirakee Dve Maryborough BV 3BR 2 Bth 625M2 (Newish Build)	\$520,000 CF	13 <sup>th</sup> May 2022
2. 26 Hosken Street Maryborough BV 3BR 2Bth 544M2 (Newish Build)	\$520,000 CF	2nd May 2022
3. 46 Alma Street Maryborough BV 3BR 2 Bth 1126M2 (Period Art Deco)	\$480,000 CF	22nd Apr 2022
4 30 Forest View Dve Maryborough BV 3BR 2 Bth 660M2 (Newish Build)	\$468,000 PROF	15 <sup>th</sup> Apr 2022

This Statement of Information was prepared on: 24.06.2022