

## 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 74 Derby Road 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 \$290,000 & \$319,000

#### Median sale price

Median price \$289,500 Property Type All Property Suburb or Locality Maryborough

Period - From Updated to 28th May 2021 Source Maryborough

#### 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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1 238 Gladstone St Maryborough 3BR 1 Bth 763M2	\$350,000	15th June 21
2 102 Golden Wattle Dve Maryborough 3BR 1Bth 641M2	\$290,000	7th Jun 21
3 18 Bryant St Maryborough 3BR 1 Bth 1053M2	\$365,000	4th May 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: 24.06.21