

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

140 Maryborough-Dunolly Road, Maryborough Vic 3465

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$248,000

Median sale price

Median Price \$229,000 | House | Maryborough

Period – From 1st October 2017 to 1st October 2018 Source – RPdata

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
52 Crameri Road, Carisbrook Vic 3464	\$277,500	08/08/2018
92 Crameri Road, Carisbrook Vic 3464	\$320,000	12/02/2018
29 Palmer Road, Simson Vic 3465	\$230,000	14/03/2018