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 and postcode

59 Barkly Street 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	\$380,000	&	\$400,000			
Median sale price							
(*Delete house or unit as applicable)							

Median Price	\$292,000	Prope	erty type		House	Suburb	Maryborough
Period-from	01 Aug 2020	to	31 Jul 2	2021	Source		Corelogic

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	
1 Rowles Drive Maryborough VIC 3465	\$375,000	20-Apr-21	
49 Park Road Maryborough VIC 3465	\$370,000	14-Jan-21	
31 Dundas Road Maryborough VIC 3465	\$350,000	24-Mar-21	

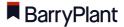
OR

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: 17 August 2021



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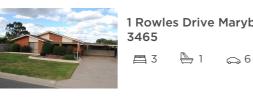


Adam Henderson M 0458952493

E ahenderson@barryplant.com.au

Distance

0.4km



1 Rowles Drive Mary 3465	vborough VIC	Sold Price	\$375,000	Sold Date	20-Apr-21
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49 Park Road Maryk 3465	oorough VIC	Sold Price	\$370,000	Sold Date	14-Jan-21



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A A A	31 Dundas Road Maryborough V 3465		d Maryborough VIC	Sold Price	\$350,000	Sold Date	24-Mar-21
		1				Distance	0.34km

RS = Recent sale UN = Undisclosed Sale

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