

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 6 McKean 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 \$275000 Property Type All Property Suburb or Locality Maryborough

Period - From Updated to 30th Mar 21 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
1 18 Bryant St Maryborough 3BR 1 Bth 1053M2	\$365000	4th May 2021
2 13 Kennedy St Maryborough 3Br 1 Bth 1011 M2	\$330,000	16th Apr 2021
3 31 Dundas Rd Maryboorough 3Br 1 Bth 905M2	\$350,000	14th Apr 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: 06.05.21