

## **STATEMENT OF INFORMATION**

24 GOLDEN WATTLE DRIVE, MARYBOROUGH, VIC 3465

PREPARED BY JACINTA CLIFFORD, PROFESSIONALS MARYBOROUGH

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**24 GOLDEN WATTLE DRIVE,**

 3  1  -

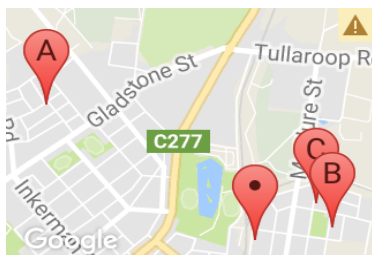
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$140,000**

Provided by: Jacinta Clifford, Professionals Maryborough

## MEDIAN SALE PRICE



**MARYBOROUGH, VIC, 3465**

**Suburb Median Sale Price (House)**

**\$186,500**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**128 BRASSEY ST, MARYBOROUGH, VIC 3465**

 3  2  1

**Sale Price**

**\$140,002**

Sale Date: 01/05/2017

Distance from Property: 1.7km



**28 PRIMROSE ST, MARYBOROUGH, VIC 3465**

 3  1  2

**Sale Price**

**\$148,000**

Sale Date: 11/03/2017

Distance from Property: 521m



**52 KENNEDY ST, MARYBOROUGH, VIC 3465**

 3  1  1

**Sale Price**

**\$142,000**

Sale Date: 30/01/2017

Distance from Property: 484m



This report has been compiled on 08/11/2017 by Professionals Maryborough. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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  
Including suburb and  
postcode

24 GOLDEN WATTLE DRIVE, MARYBOROUGH, VIC 3465

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$140,000

Median sale price

Median price

\$186,500

House

X

Unit


Suburb

MARYBOROUGH

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
128 BRASSEY ST, MARYBOROUGH, VIC 3465	\$140,002	01/05/2017
28 PRIMROSE ST, MARYBOROUGH, VIC 3465	\$148,000	11/03/2017
52 KENNEDY ST, MARYBOROUGH, VIC 3465	\$142,000	30/01/2017