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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 54 Palmerston Street Maryborough 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 \$365000 & \$395000

Median sale price

Median price \$242250 (3BR) Property Type House Suburb or Locality Maryborough

Period - From Updated to 19th Dec 2019 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 16 Hosken Street Maryborough 3BR 2Bth (New Build) | \$390000 | 13th Dec 2019 |
| 2 109 Field Street Maryborough 3BR 2BTH (New Build) | \$361500 | 15th Jul 2019 |
| 3 34 Palmerston Street Maryborough 3BR 1 Bth (Period Appeal) | \$355000 | 12th Jul 2019 |

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: 16.01.2019