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STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$270,000.00 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$233,500 *House ☒ *unit ☐ Suburb or locality Maryborough

Period - From Last Updated to 1st Mar 2019 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 35 Mariners Reef Rd Maryborough 3BR 1 Bth	\$242500	14Th Mar 2019
2 83 Kars Street Maryborough 3BR 1Bth	\$315000	22nd Feb 2019
3 63 Napier Street Maryborough 3BR 2Bth	\$275,000	19th Feb 2019

OR

~~**B*** **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.~~
~~**Or** 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*.~~

(*Delete as applicable)