



Collette Genevieve Fulham T/A Clunes and District Real Estate
57 Fraser Street Clunes VIC 3370
Tel: 0488 052 155 Agent No: Licence Number 080911L
Email: sales@clunesanddistrictrealestate.com.au

VR024 © Lawsoft Pty Ltd

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~~ \$230,000.00 or range between \$230,000.00 & \$240,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$242,000 (2BR) *House ☒ *unit ☐ Suburb or locality Maryborough

Period - From Last Updated to May 28th 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
1 152 Gillies Street Maryborough	\$200,000.00	17th June 2019
2 32 Gearing Street Maryborough	\$247,000.00	13th June 2019
3 53 Newton Street Maryborough	\$255,000.00	6th June 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)