

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

363 TULLAROOP ROAD MARYBOROUGH VIC 3465

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$350,000

~~or range between~~

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Median sale price

Median price

\$165,000

 Property type

Land

 Suburb

Maryborough

Period - From

01-09-2023

 to

31-08-2024

 Source

Corelogic

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
256 TULLAROOP ROAD MARYBOROUGH VIC 3465	\$190,000	11-07-2023
73 CRAMERI ROAD CARISBROOK VIC 3464	\$299,000	31-05-2023
60 FIRMANS ROAD MOUNT GLASGOW VIC 3371	\$342,500	22-01-2023

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:

30-09-2024
