

STATEMENT OF INFORMATION

18 ELGIN ROAD, MARYBOROUGH, VIC 3465

PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

COVID-19 INSPECTION AND APPLICATION PROCESS

In response to the COVID-19 outbreak and in the health interests of our team, clients and the community, we remain available and ready to assist customers in any way we can. Therefore our application and inspection procedures have changed as follows:

1.  View the property online.
2.  Apply for the property via a Form.
3.  Property Manager will check references.
4.  Property Manager will arrange a time for successful applicants to view the property.

Please do not enter if you:

- Have been diagnosed with COVID-19
- Are self-isolating or are suffering from COVID-19 symptoms
- Have returned from overseas travel in the last 14 days
- Have been in contact with anyone who has been diagnosed with or has been self-isolating for COVID-19 in the last 14 days
- Have come into contact with anyone who has been diagnosed with COVID-19 or has been self-isolating for COVID-19 in the last 14 days

18 ELGIN ROAD, MARYBOROUGH, VIC

 3  1  2

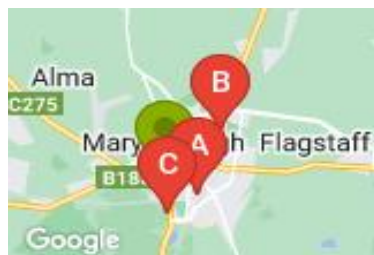
Indicative Selling Price

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

Price Range: \$395,000 to \$415,000

Provided by: Coby Perry, Professionals Maryborough

MEDIAN SALE PRICE



MARYBOROUGH, VIC, 3465

Suburb Median Sale Price (House)

\$402,500

01 October 2022 to 30 September 2023

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.



131 AVOCA CRES, MARYBOROUGH, VIC 3465

 3  1  2

Sale Price

\$398,000

Sale Date: 02/08/2023

Distance from Property: 951m



6 HOLYROOD ST, MARYBOROUGH, VIC 3465

 3  2  2

Sale Price

\$399,000

Sale Date: 15/05/2023

Distance from Property: 1.9km



70 DERBY RD, MARYBOROUGH, VIC 3465

 3  1  6

Sale Price

\$405,000

Sale Date: 06/05/2023

Distance from Property: 1km



This report has been compiled on 17/10/2023 by Professionals Maryborough. Property Data Solutions Pty Ltd 2023 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

18 ELGIN ROAD, MARYBOROUGH, VIC 3465

Indicative selling price

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

Price Range:

\$395,000 to \$415,000

Median sale price

Median price

\$402,500

Property type

House

Suburb

MARYBOROUGH

Period

01 October 2022 to 30 September 2023

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

131 AVOCA CRES, MARYBOROUGH, VIC 3465	\$398,000	02/08/2023
6 HOLYROOD ST, MARYBOROUGH, VIC 3465	\$399,000	15/05/2023
70 DERBY RD, MARYBOROUGH, VIC 3465	\$405,000	06/05/2023

This Statement of Information was prepared on:

17/10/2023