

## 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 77 Burke 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 \$280,000 & \$308,000

#### Median sale price

Median price \$285000 Property Type All Property Suburb or Locality Realestate.com.au

Period - From Updated to May 3rd 2021 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
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1 30 Burke Street Maryborough 600M2 3BR 2 Bth	\$300000	8th Feb 21
2 112 Loch St Maryborough 3BR 1 Bth	\$275,000	1st Feb 21
3 11 Kennedy St Maryborough 1012M2 3BR 1 Bth	\$280,000	25th Mar 21

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: 25.05.21