

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 and
postcode

13 IRONBARK DRIVE 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

or range
between

\$475,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$165,000

Property type

Land

Suburb

Maryborough

Period-from

01 Feb 2024

to

31 Jan 2025

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

20 ELGIN ROAD MARYBOROUGH VIC 3465	\$460,000	07-Nov-24
10 NAPIER STREET MARYBOROUGH VIC 3465	\$470,000	20-Dec-24
40 PALMERSTON STREET MARYBOROUGH VIC 3465	\$465,000	18-Sep-24

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: 04 February 2025



**20 ELGIN ROAD MARYBOROUGH
VIC 3465**

3 1 3

Sold Price

^{RS} **\$460,000**

Sold Date **07-Nov-24**

Distance **0.37km**



**10 NAPIER STREET
MARYBOROUGH VIC 3465**

3 1 3

Sold Price

^{RS} **\$470,000**

Sold Date **20-Dec-24**

Distance **0.44km**



**40 PALMERSTON STREET
MARYBOROUGH VIC 3465**

3 1 2

Sold Price

\$465,000

Sold Date **18-Sep-24**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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