

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

28 Phelan 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$105,870

Property type

Land

Suburb

Maryborough

Period-from

01 Feb 2020

to

31 Jan 2021

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

16 George Cook Drive South Daisy Hill VIC 3465	\$527,000	08-Aug-20
191 Taggart Drive Daisy Hill VIC 3465	\$575,000	05-Feb-20
95 Nicholls Road Daisy Hill VIC 3465	\$570,000	28-Aug-20

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.~~

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16 George Cook Drive South Daisy Hill VIC 3465

Sold Price **\$527,000** Sold Date **08-Aug-20**

3 2 4

Distance **6.04km**



191 Taggart Drive Daisy Hill VIC 3465

Sold Price **\$575,000** Sold Date **05-Feb-20**

4 1 3

Distance **7.27km**



95 Nicholls Road Daisy Hill VIC 3465

Sold Price **\$570,000** Sold Date **28-Aug-20**

3 1 5

Distance **8.14km**

RS = Recent sale **UN** = Undisclosed Sale

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