

# 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  
Including suburb or  
locality and postcode

11 Ironbark Drive, Maryborough Vic 3465

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$275,000

&

\$285,000

### Median sale price

Median price

\$250,000

\*House

☒

\*Unit

☐

Suburb  
or locality

Maryborough

Period - From

01/01/2018

to

31/12/2018

Source

REIV

### Comparable property sales

**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
89 Burns Street, Maryborough 3465	\$275,000	23/07/2018
108 Elliott Street, Maryborough 3465	\$270,000	30/01/2019
39 Raglan Street, Maryborough 3465	\$270,000	07/02/2019