

# 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 or locality and postcode 115 Avoca Crescent, Maryborough Vic 3465

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$269,000

or range between \$\*

&

\$

### Median sale price

Median price \$260,000

Property type House

Suburb Maryborough

Period - From 01/04/2019

to

31/03/2020

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
11 Fraser Street, Maryborough 3465	\$273,000	03/09/2019
98 Brassey Street, Maryborough 3465	\$270,000	23/09/2019
53 Derby Road, Maryborough 3465	\$265,000	20/03/2020

This Statement of Information was prepared on: 02/06/2020