

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

41 Victoria Street 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 \$425,000

or range between \$*

&

\$

Median sale price

Median price \$340,000

Property type House

Suburb Maryborough

Period - From 01.03.2021

to

28.02.2022

Source Corelogic

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
5 Kars Street Maryborough VIC 3465	\$415,000	25.10.2021
11 Fraser Street Maryborough VIC 3465	\$425,000	20.01.2022
9 Clarendon Street Maryborough VIC 3465	\$429,000	02.03.2022

This Statement of Information was prepared on: 22.03.2022