

## 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

30 HOSKEN STREET MARYBOROUGH VIC 3465

### Indicative selling price

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

Single Price

or range  
between

\$485,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Maryborough

Period-from

01 May 2023

to

30 Apr 2024

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

7 WATERVIEW COURT MARYBOROUGH VIC 3465	\$522,500	21-May-23
41A WHIRRAKEE DRIVE MARYBOROUGH VIC 3465	\$505,000	21-Jul-23
41B WHIRRAKEE DRIVE MARYBOROUGH VIC 3465	\$500,000	20-Jun-23

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.~~

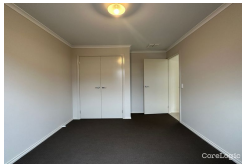
This Statement of Information was prepared on: 21 May 2024

Kate Ashton

P 0418521346

M 0418521346

E kate@maryboroughballaratrealstate.com.



## 7 WATERVIEW COURT MARYBOROUGH VIC 3465

4 2 2

Sold Price **\$522,500** Sold Date **21-May-23**

Distance **0.18km**



## 41A WHIRRAKEE DRIVE MARYBOROUGH VIC 3465

3 1 1

Sold Price **\$505,000** Sold Date **21-Jul-23**

Distance **0.27km**



## 41B WHIRRAKEE DRIVE MARYBOROUGH VIC 3465

3 2 1

Sold Price **\$500,000** Sold Date **20-Jun-23**

Distance **0.27km**



## 3 CALISTA DRIVE MARYBOROUGH VIC 3465

4 2 2

Sold Price **\$565,000** Sold Date **15-Aug-23**

Distance **0.31km**

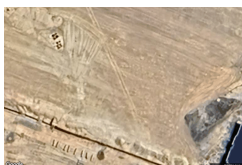


## 9 CALISTA DRIVE MARYBOROUGH VIC 3465

4 2 2

Sold Price Sold Date **30-Jan-24**

Distance **0.36km**



## LOT 74 BARBARA COURT MARYBOROUGH VIC 3465

3 2 -

Sold Price **\$569,000** Sold Date **24-Nov-23**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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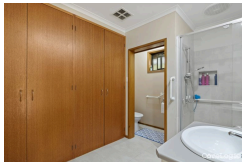


## 1 ORMOND AVENUE MARYBOROUGH VIC 3465

3 2 5

Sold Price **\$470,000** Sold Date **13-Jun-23**

Distance **0.86km**



## 142 PARK ROAD MARYBOROUGH VIC 3465

4 2 2

Sold Price **\$540,000** Sold Date **11-Sep-23**

Distance **1km**



## 286B GLADSTONE STREET MARYBOROUGH VIC 3465

3 1 3

Sold Price **\$470,250** Sold Date **14-Mar-24**

Distance **1.62km**



## 286A GLADSTONE STREET MARYBOROUGH VIC 3465

3 2 2

Sold Price **\$517,500** Sold Date **26-Jul-23**

Distance **1.63km**



## 14 FRANKLIN STREET MARYBOROUGH VIC 3465

2 2 2

Sold Price **\$495,000** Sold Date **22-Jan-24**

Distance **1.64km**



## 279 GLADSTONE STREET MARYBOROUGH VIC 3465

4 2 2

Sold Price **\$486,000** Sold Date **30-Nov-23**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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## 71 PARK ROAD MARYBOROUGH VIC 3465

3 2 3

Sold Price

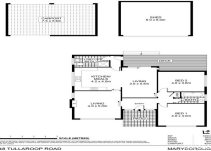
**\$450,000**

Sold Date

**17-Aug-23**

Distance

**1.72km**



## 48 TULLAROOP TRACK MARYBOROUGH VIC 3465

2 1 4

Sold Price

**\$570,000**

Sold Date

**22-Dec-23**

Distance

**1.96km**

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