

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 6 Stevens Street Maryborough Vic 3465

Including suburb or
locality and postcode

Indicative selling price

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

Single price \$* _____ or range between \$260,000 & \$275,000

Median sale price

Median price \$265,000 (3BR) Property Type House Suburb or Locality Maryborough

Period - From Updated to Dec 17th 2020 Source Realestate.com.au

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
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1 17 Kennedy Street Maryborough 1012M2 3BR 1Bth	\$260,000	24th Nov 2020
2 76 Derby Road Maryborough 3BR 1 Bth	\$250,000	16th Jul 2020
3 9 Logan Street Maryborough 773M2 3BR 1 Bth	\$260,000	23rd Dec 2020

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: 14.01.2021