

# STATEMENT OF INFORMATION

2 ARTHUR AVENUE, MARYBOROUGH, VIC 3465

PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 ARTHUR AVENUE, MARYBOROUGH, VIC**  3  1  2

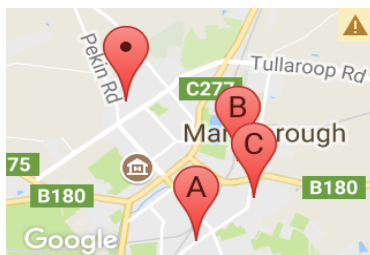
### Indicative Selling Price

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

**Single Price:** **217,000**

Provided by: Coby Perry, Professionals Maryborough

## MEDIAN SALE PRICE



**MARYBOROUGH, VIC, 3465**

Suburb Median Sale Price (House)

**\$186,500**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**13 GILLIES ST, MARYBOROUGH, VIC 3465**  3  1  1

### Sale Price

**\*\$207,000**

Sale Date: 15/11/2017

Distance from Property: 2.2km



**18 GOLDEN WATTLE DR, MARYBOROUGH, VIC**  3  1  2

### Sale Price

**\*\$207,500**

Sale Date: 08/11/2017

Distance from Property: 1.7km



**4 BARR ST, MARYBOROUGH, VIC 3465**  3  1  4

### Sale Price

**\*\$195,000**

Sale Date: 20/10/2017

Distance from Property: 2.2km



This report has been compiled on 20/11/2017 by Professionals Maryborough. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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 and  
postcode

2 ARTHUR AVENUE, 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:

217,000

Median sale price

Median price

\$186,500

House

X

Unit


Suburb

MARYBOROUGH

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
13 GILLIES ST, MARYBOROUGH, VIC 3465	*\$207,000	15/11/2017
18 GOLDEN WATTLE DR, MARYBOROUGH, VIC 3465	*\$207,500	08/11/2017
4 BARR ST, MARYBOROUGH, VIC 3465	*\$195,000	20/10/2017