

# 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 187 Park Road, 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 \$235,000

or range between \$\*

&

\$

### Median sale price

Median price \$235,000

Property type House

Suburb Maryborough

Period - From 01/10/18

to

30/09/19

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
174 Park Road, Maryborough Vic 3465	\$250,000	20/03/19
55 Dundas Road, Maryborough Vic 3465	\$245,000	23/08/19
3 Francis Avenue, Maryborough Vic 3465	\$247,500	19/10/18

This Statement of Information was prepared on: 15/10/19