

STATEMENT OF INFORMATION

14 SPRING STREET, MARYBOROUGH, VIC 3465 PREPARED BY JACINTA CLIFFORD, PROFESSIONALS MARYBOROUGH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 SPRING STREET, MARYBOROUGH, VIC 🕮 - 🕒 - 😂 -







Indicative Selling Price

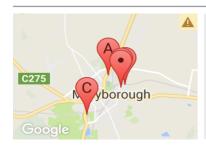
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$40,000

Provided by: Jacinta Clifford, Professionals Maryborough

MEDIAN SALE PRICE



MARYBOROUGH, VIC, 3465

Suburb Median Sale Price (Vacant Land)

\$92,500

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

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.



10 PASCOE AVE, MARYBOROUGH, VIC 3465







Sale Price

\$30,000

Sale Date: 05/11/2015

Distance from Property: 949m





49 KENNEDY ST, MARYBOROUGH, VIC 3465









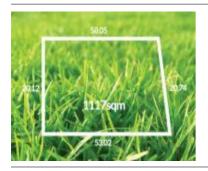
Sale Price

\$38,000

Sale Date: 23/01/2016

Distance from Property: 121m





2 RINALDI DR, MARYBOROUGH, VIC 3465







Sale Price

\$60.000

Sale Date: 27/04/2016

Distance from Property: 2.4km







100 GOLDEN WATTLE DR, MARYBOROUGH, 🚇 1 😓 1 😓 -



Sale Price \$40,000

Sale Date: 22/12/2016

Distance from Property: 264m



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	14 SPRING STREET, MARYBOROUGH, VIC 3465
---	---

Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting
Single Price:	\$40,000	

Median sale price

Median price	\$92,500	House	Unit	Suburb	MARYBOROUGH
Period	01 July 2016 to 30 Jun	Source	p	ricefinder	

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
10 PASCOE AVE, MARYBOROUGH, VIC 3465	\$30,000	05/11/2015
49 KENNEDY ST, MARYBOROUGH, VIC 3465	\$38,000	23/01/2016
2 RINALDI DR, MARYBOROUGH, VIC 3465	\$60,000	27/04/2016
100 GOLDEN WATTLE DR, MARYBOROUGH, VIC 3465	\$40,000	22/12/2016

