

## **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](http://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: 

## 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**  2  1  1

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



This report has been compiled on 14/09/2017 by Professionals Maryborough. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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 price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$40,000

Median sale price

Median price

\$92,500

House

Unit


Suburb

MARYBOROUGH

Period

01 July 2016 to 30 June 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
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