

# 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 or  
locality and postcode

25 Pidgeon Gully Road, Maryborough 3465

### Indicative selling price

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

Single price \$179,000

or range between \$\*

&

\$

### Median sale price

Median price \$225,000

\*House

X

\*Unit

Suburb  
or locality

Maryborough

Period - From

01/07/2017

to

30/06/2018

Source

REIV

### Comparable property sales

**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
185 Carisbrook Eddington Road, Carisbrook 3464	\$150,000	06/11/2017
15 Logan Road, Bowenvale 3465	\$145,000	23/09/2017
73 Crameri Road, Carisbrook 3464	\$125,500	12/01/2018