

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

| |
|---|
| 1/8 Mcpherson Avenue Maryborough VIC 3465 |
|---|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

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|--|
| |
|--|

 or range between

| |
|-----------|
| \$265,000 |
|-----------|

 &

| |
|-----------|
| \$285,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$315,000 |
|-----------|

 Property type

| |
|------|
| Unit |
|------|

 Suburb

| |
|-------------|
| Maryborough |
|-------------|

Period - From

| |
|------------|
| 01-07-2021 |
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 to

| |
|------------|
| 30-06-2022 |
|------------|

 Source

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|-----------|
| Corelogic |
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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 |
|---|-----------|--------------|
| 1/9 Ironbark Drive Maryborough VIC 3465 | \$280,000 | 29-06-2022 |
| 17 Higham Street Maryborough VIC 3465 | \$275,000 | 15-03-2022 |
| 16 Clarke Street Maryborough VIC 3465 | \$250,000 | 30-05-2022 |

This Statement of Information was prepared on:

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| 04-07-2022 |
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