

# 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

16 Albert 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) (\*Delete single price or range as applicable)

Single price  or range between \$385,000 & \$395,000

### Median sale price

Median price \$373,500 Property type House Suburb Maryborough

Period - From 01-10-2021 to 30-09-2022 Source Corelogic

### 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
106 Queens Avenue Maryborough VIC 3465	\$375,000	08-06-2022
6 Hope Street Maryborough VIC 3465	\$391,000	03-11-2021
19 Brougham Street Maryborough VIC 3465	\$360,000	23-11-2021

This Statement of Information was prepared on: 07-12-2022