

STATEMENT OF INFORMATION

12 FOREST VIEW DRIVE, MARYBOROUGH, VIC 3465

PREPARED BY JACINTA CLIFFORD, PROFESSIONALS MARYBOROUGH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 FOREST VIEW DRIVE, MARYBOROUGH,  -  -  -

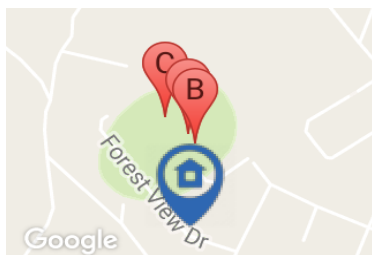
Indicative Selling Price

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

\$79,000

Provided by: Jacinta Clifford, Professionals Maryborough

SUBURB MEDIAN



MARYBOROUGH, VIC, 3465

Suburb Median Sale Price (Vacant Land)

\$96,000

01 April 2016 to 31 March 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.



16 CENTRAL CRT, MARYBOROUGH, VIC 3465  -  -  -

Sale Price

\$81,500

Sale Date: 22/07/2016

Distance from Property: 169m



14 CENTRAL CRT, MARYBOROUGH, VIC 3465  -  -  -

Sale Price

\$84,000

Sale Date: 29/07/2016

Distance from Property: 151m



20 CENTRAL CRT, MARYBOROUGH, VIC 3465  -  -  -

Sale Price

\$84,000

Sale Date: 09/11/2016

Distance from Property: 203m



This report has been compiled on 22/05/2017 by Professionals Maryborough. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

12 FOREST VIEW DRIVE, MARYBOROUGH, VIC 3465

Indicative selling price

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Single Price / Range

\$79,000

Median sale price

Median price

\$96,000

House

Unit


Suburb

MARYBOROUGH

Period

01 April 2016 to 31 March 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
16 CENTRAL CRT, MARYBOROUGH, VIC 3465	\$81,500	22/07/2016
14 CENTRAL CRT, MARYBOROUGH, VIC 3465	\$84,000	29/07/2016
20 CENTRAL CRT, MARYBOROUGH, VIC 3465	\$84,000	09/11/2016