

STATEMENT OF INFORMATION

38 WHIRRAKEE DRIVE, MARYBOROUGH, VIC 3465 PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH

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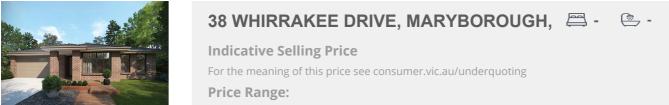
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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Provided by: Coby Perry, Professionals Maryborough

MEDIAN SALE PRICE



MARYBOROUGH, VIC, 3465

Suburb Median Sale Price (Other)

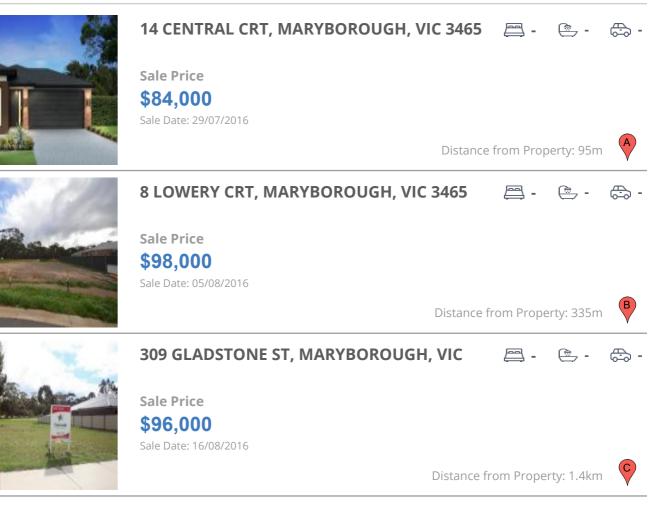
01 October 2016 to 30 September 2017

Provided by: **pricefinder**

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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.



This report has been compiled on 10/11/2017 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 38 WHIRRAKEE DRIVE, MARYBOROUGH, VIC 3465 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Price Range: Median sale price Suburb MARYBOROUGH House Median price Unit 01 October 2016 to 30 September Period Source pricefinder 2017

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
14 CENTRAL CRT, MARYBOROUGH, VIC 3465	\$84,000	29/07/2016
8 LOWERY CRT, MARYBOROUGH, VIC 3465	\$98,000	05/08/2016
309 GLADSTONE ST, MARYBOROUGH, VIC 3465	\$96,000	16/08/2016