

STATEMENT OF INFORMATION

38 WHIRRAKEE DRIVE, MARYBOROUGH, VIC 3465

PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 WHIRRAKEE DRIVE, MARYBOROUGH,



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Indicative Selling Price

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

Price Range:

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: 

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.



14 CENTRAL CRT, MARYBOROUGH, VIC 3465



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Sale Price

\$84,000

Sale Date: 29/07/2016

Distance from Property: 95m



8 LOWERY CRT, MARYBOROUGH, VIC 3465



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Sale Price

\$98,000

Sale Date: 05/08/2016

Distance from Property: 335m



309 GLADSTONE ST, MARYBOROUGH, VIC



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Sale Price

\$96,000

Sale Date: 16/08/2016

Distance from Property: 1.4km



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
postcode

38 WHIRRAKEE DRIVE, MARYBOROUGH, VIC 3465

Indicative selling price

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

Price Range:

Median sale price

Median price

House

Unit


Suburb

MARYBOROUGH

Period

01 October 2016 to 30 September 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
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