

# 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

42 Derby Road 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

\$325,000

or range between

&

### 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
8 Victoria Street Maryborough VIC 3465	\$320,000	18-03-2022
9 Nolan Street Maryborough VIC 3465	\$350,000	22-04-2022
3 Casey Street Maryborough VIC 3465	\$335,000	06-10-2022

This Statement of Information was prepared on:

16-10-2022