

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 Elgin Road, Maryborough Vic 3465

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$271,500 Property Type House Suburb Maryborough

Period - From 01/07/2019 to 30/06/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	7 Luke Ct MARYBOROUGH 3465	\$475,000	02/08/2019
2	12 Holyrood St MARYBOROUGH 3465	\$475,000	01/04/2019
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

22/09/2020 12:50



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Property Type: House (Res)
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median House Price
Year ending June 2020: \$271,500

Comparable Properties



7 Luke Ct MARYBOROUGH 3465 (REI/VG)

Agent Comments

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Price: \$475,000
Method: Private Sale
Date: 02/08/2019
Property Type: House (Res)
Land Size: 2645 sqm approx



12 Holyrood St MARYBOROUGH 3465 (REI)

Agent Comments

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Price: \$475,000
Method: Private Sale
Date: 01/04/2019
Property Type: House (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.