

STATEMENT OF INFORMATION

14 MCPHERSON AVENUE, MARYBOROUGH, VIC 3465

PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 MCPHERSON AVENUE,

 -  -  -

Indicative Selling Price

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

Single Price: \$45,000

Provided by: Coby Perry, Professionals Maryborough

MEDIAN SALE PRICE



MARYBOROUGH, VIC, 3465

Suburb Median Sale Price (Vacant Land)

\$85,000

01 January 2017 to 31 December 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.



41 CARRICK ST, MARYBOROUGH, VIC

 3  -  -

Sale Price

\$60,000

Sale Date: 20/09/2016

Distance from Property: 633m



100 GOLDEN WATTLE DR,

 1  1  -

Sale Price

\$40,000

Sale Date: 22/12/2016

Distance from Property: 844m



16 ANNESLY ST, CARISBROOK, VIC 3464

 3  -  -

Sale Price

\$42,500

Sale Date: 24/02/2017

Distance from Property: 5.1km

This report has been compiled on 28/02/2018 by Professionals Maryborough. Property Data Solutions Pty Ltd 2018 - 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

14 MCPHERSON AVENUE, MARYBOROUGH, VIC 3465

Indicative selling price

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

Single Price:

\$45,000

Median sale price

Median price

\$85,000

House

X

Unit


Suburb

MARYBOROUGH

Period

01 January 2017 to 31 December 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
41 CARRICK ST, MARYBOROUGH, VIC 3465	\$60,000	20/09/2016
100 GOLDEN WATTLE DR, MARYBOROUGH, VIC 3465	\$40,000	22/12/2016
16 ANNESLY ST, CARISBROOK, VIC 3464	\$42,500	24/02/2017