Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
106 QUEENS AVENUE MARYBOROUGH VIC 3465						
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)						
		or range between		\$499,000	&	\$545,000
Median sale price (*Delete house or unit as applicable)						
\$387,500	Property type		ŀ	House	Suburb	Maryborough
01 Oct 2023	to	to 30 Sep 2024 S		Source	Corelogic	
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 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						
	pplicable) \$387,500 01 Oct 2023 sales (*Delete A e properties sold with ent's representative	pplicable) \$387,500 Proposales (*Delete A or B) proposales (*Delete A or B) proposales sold within five ent's representative considerations.	to 2023 to 30 Sep 202 sales (*Delete A or B below as approperties sold within five kilometres of the centre of th	to a see consumer.vic.gov.au/underquoting (*De or range between pplicable) \$387,500 Property type 01 Oct 2023 to 30 Sep 2024 sales (*Delete A or B below as applicate properties sold within five kilometres of the present's representative considers to be most composition.	106 QUEENS AVENUE MARYBOROUGH VIC 3465 ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$499,000 pplicable) \$387,500 Property type House 01 Oct 2023 to 30 Sep 2024 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property sold within the property sold within sold within the property sold within sold within the property sold within sold within sold within the property sold within sold w	106 QUEENS AVENUE MARYBOROUGH VIC 3465 ce see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$499,000 & pplicable) \$387,500 Property type House Suburb 01 Oct 2023 to 30 Sep 2024 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the last 1 ant's representative considers to be most comparable to the property for sale.

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 18 months.

This Statement of Information was prepared on: 15 October 2024



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