

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**32 TULLAROOP ROAD, MARYBOROUGH,**  3  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **160,000**

Provided by: Anne Williams, Geoff Sewell Real Estate

## MEDIAN SALE PRICE



**MARYBOROUGH, VIC, 3465**

Suburb Median Sale Price (House)

**\$189,000**

01 January 2017 to 31 December 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



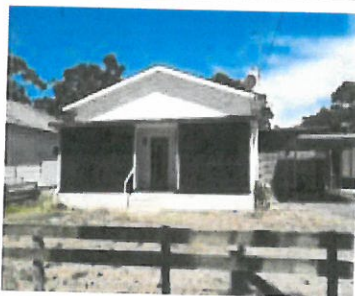
**18 TULLAROOP RD, MARYBOROUGH, VIC**  3  1  -

Sale Price

**\$108,000**

Sale Date: 04/12/2017

Distance from Property: 138m



**24 TULLAROOP RD, MARYBOROUGH, VIC**  3  1  3

Sale Price

**\$160,000**

Sale Date: 15/08/2017

Distance from Property: 77m



This report has been compiled on 13/02/2018 by Geoff Sewell Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

32 TULLAROOP 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)

Single Price: 160,000

**Median sale price**

Median price

\$189,000

House

X

Unit

Suburb

MARYBOROUGH

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

**Comparable property sales**

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.

**Address of comparable property**

Address of comparable property	Price	Date of sale
18 TULLAROOP RD, MARYBOROUGH, VIC 3465	\$108,000	04/12/2017
24 TULLAROOP RD, MARYBOROUGH, VIC 3465	\$160,000	15/08/2017