

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 and
postcode

90 INKERMAN STREET 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)

Single Price

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$369,500

Property type

House

Suburb

Maryborough

Period-from

01 Sep 2021

to

31 Aug 2022

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

41 VICTORIA STREET MARYBOROUGH VIC 3465	\$395,000	04-May-22
40 ARGYLE ROAD MARYBOROUGH VIC 3465	\$395,000	28-Jun-22
53 DERBY ROAD MARYBOROUGH VIC 3465	\$385,000	24-Apr-22

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 18 months.

This Statement of Information was prepared on: 12 September 2022

 <p>41 VICTORIA STREET MARYBOROUGH VIC 3465</p> <p>3 1 4</p>	<p>41 VICTORIA STREET MARYBOROUGH VIC 3465</p>	<p>Sold Price</p>	<p>\$395,000</p>	<p>Sold Date 04-May-22</p>
				<p>Distance 1.01km</p>
 <p>40 ARGYLE ROAD MARYBOROUGH VIC 3465</p> <p>3 1 1</p>	<p>40 ARGYLE ROAD MARYBOROUGH VIC 3465</p>	<p>Sold Price</p>		<p>Sold Date 28-Jun-22</p>
				<p>Distance 1.51km</p>
 <p>53 DERBY ROAD MARYBOROUGH VIC 3465</p> <p>3 1 2</p>	<p>53 DERBY ROAD MARYBOROUGH VIC 3465</p>	<p>Sold Price</p>	<p>\$385,000</p>	<p>Sold Date 24-Apr-22</p>
				<p>Distance 1.62km</p>

RS = Recent sale

UN = Undisclosed Sale

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