





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 30 WHIRRAKEE DRIVE, MARYBOROUGH, 🕮 - 🕒 -







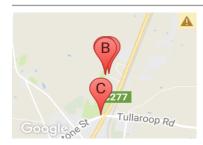
**Indicative Selling Price** 

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

Single Price: 88,000

Provided by: Coby Perry, Professionals Maryborough

#### **MEDIAN SALE PRICE**



## MARYBOROUGH, VIC, 3465

**Suburb Median Sale Price (Other)** 

01 October 2016 to 30 September 2017

Provided by: **pricefinder** 

### **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.



16 CENTRAL CRT, MARYBOROUGH, VIC 3465







Sale Price

\$81,500

Sale Date: 22/07/2016

Distance from Property: 105m





14 CENTRAL CRT, MARYBOROUGH, VIC 3465







**Sale Price** 

\$84,000

Sale Date: 29/07/2016

Distance from Property: 95m





325 GLADSTONE ST, MARYBOROUGH, VIC







Sale Price

\$85.000

Sale Date: 16/03/2017

Distance from Property: 1.2km



# 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	30 WHIRRAKEE DRIVE, MARYBOROUGH, VIC 34				

## Indicative selling price

postcode

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single Price:	88,000				

## Median sale price

Median price		House		Unit		Suburb	MARYBOROUGH
Period	01 October 2016 to 30 September 2017		Sou	rce	p	ricefinder	

# 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
16 CENTRAL CRT, MARYBOROUGH, VIC 3465	\$81,500	22/07/2016
14 CENTRAL CRT, MARYBOROUGH, VIC 3465	\$84,000	29/07/2016
325 GLADSTONE ST, MARYBOROUGH, VIC 3465	\$85,000	16/03/2017