

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 or locality and postcode 11 Holden Street, Maryborough 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 \$170,000

or range between \$*

&

\$

Median sale price

Median price \$235,000

Property type House

Suburb Maryborough

Period - From 01/09/2018

to

31/08/2019

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
54 Majorca Road, Maryborough 3465	\$170,000	24/09/2018
40 Majorca Road, Maryborough 3465	\$175,000	18/02/2019
146 Railway Street, Maryborough 3465	\$185,000	24/08/2018

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: 16/09/2019