

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 18 Bryant Street Maryborough Vic 3465

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* _____ or range between \$345,000 & \$375,000

Median sale price

Median price \$267000 (3BR) Property Type House Suburb or Locality Maryborough
Period - From Updated to Feb 4th 2021 Source Realestate.com.au

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
1 4 Herring Street Maryborough 3BR 2Bth	\$355000	25th Dec 21
2 30 Bourke St Maryborough 3BR 2Bth 600M2	\$300000	8th Feb 21
3 49 Park Rd Maryborough 3BR 1 Bth 1283M2	\$370,000	5th Feb 21

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: 14.03.21