

# 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

49 Park 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) (\*Delete single price or range as applicable)

Single price

\$399,000

or range between

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&

\$

### Median sale price

Median price

\$270,000

Property type

House

Suburb

Maryborough

Period - From

01/10/2019

to

30/09/2020

Source

REIV

### Comparable property sales

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

17 Peel Street, Maryborough Vic 3465	\$395,000	17/01/2020
35 Barkly Street, Maryborough Vic 3465	\$375,000	13/10/2020
54 Palmerston Street, Maryborough Vic 3465	\$375,000	20/02/2020

This Statement of Information was prepared on: 15/12/2020