

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

127 – 129 INKERMAN STREET MARYBOROUGH VIC 3465
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Indicative selling price

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

Single price

\$990,000

 or range between

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 &

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Median sale price

Median price

\$370,000

 Property type

House

 Suburb

Maryborough

Period - From

01-01-2024

 to

31-12-2024

 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
19 FOREST VIEW DRIVE MARYBOROUGH VIC 3465	\$925,000	02-Jul-24
4 GARDINER COURT MARYBOROUGH VIC 3465	\$900,000	17-Jun-24
112 MAJORCA ROAD MARYBOROUGH VIC 3465	\$805,000	07-Jan-25

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:

10 January 2025
