

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 2-4 Taylor 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 \$425,000 & \$455,000

Median sale price

Median price \$340,000 Property Type House 4BR Suburb or Locality Maryborough

Period - From Updated to Nov 30th 2020 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 83 Dundas Road Maryborough 4BR 2 Bth	\$428,000	7th Dec 2020
2 6 Coobah Crt Maryborough 3BR 2BTH	\$430,000	23rd Nov 2020
3 3 Ironbark Dve Maryborough 3BR 2Bth	\$445,000	13th Nov 2020

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: 8th December 2020