

STATEMENT OF INFORMATION

11 PHELAN ROAD, MARYBOROUGH, VIC 3465

PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 PHELAN ROAD, MARYBOROUGH, VIC

 4  2  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$330,000

Provided by: Coby Perry, Professionals Maryborough

MEDIAN SALE PRICE



MARYBOROUGH, VIC, 3465

Suburb Median Sale Price (House)

\$189,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



169 BALACLAVA RD, MARYBOROUGH, VIC

 4  2  2

Sale Price

\$315,000

Sale Date: 09/03/2017

Distance from Property: 931m



137 DOOLEYS RD, MARYBOROUGH, VIC 3465

 3  1  4

Sale Price

\$330,000

Sale Date: 02/09/2017

Distance from Property: 5.4km



35 KENNEDY ST, MARYBOROUGH, VIC 3465

 3  2  4

Sale Price

\$345,000

Sale Date: 28/05/2017

Distance from Property: 3.2km



This report has been compiled on 30/01/2018 by Professionals Maryborough. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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
Including suburb and
postcode

11 PHELAN ROAD, MARYBOROUGH, VIC 3465

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$330,000

Median sale price

Median price

\$189,000

House

Unit


Suburb

MARYBOROUGH

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
169 BALACLAVA RD, MARYBOROUGH, VIC 3465	\$315,000	09/03/2017
137 DOOLEYS RD, MARYBOROUGH, VIC 3465	\$330,000	02/09/2017
35 KENNEDY ST, MARYBOROUGH, VIC 3465	\$345,000	28/05/2017