

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 and
postcode

42 SUTTON ROAD MARYBOROUGH VIC 3465

Indicative selling price

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

Single Price

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Maryborough

Period-from

01 Sep 2022

to

31 Aug 2023

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

11 NEWTON STREET MARYBOROUGH VIC 3465	\$465,000	25-Aug-22
71 PARK ROAD MARYBOROUGH VIC 3465	\$450,000	29-Aug-23
14 FRANKLIN STREET MARYBOROUGH VIC 3465	\$460,000	01-Dec-22

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: 05 September 2023


**11 NEWTON STREET
MARYBOROUGH VIC 3465**
 3  2  1

Sold Price **\$465,000** Sold Date **25-Aug-22**

Distance **1.31km**

**71 PARK ROAD MARYBOROUGH
VIC 3465**
 3  2  3

Sold Price ^{RS} **\$450,000** Sold Date **29-Aug-23**

Distance **1.47km**

**14 FRANKLIN STREET
MARYBOROUGH VIC 3465**
 3  2  2

Sold Price **\$460,000** Sold Date **01-Dec-22**

Distance **1.87km**
RS = Recent sale

UN = Undisclosed Sale

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