



Colette Genevieve Fulham T/A Colette's Goldfields Real Estate
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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 15 Deady Road Majorca Victoria 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 \$450,000.00 or range between \$* & \$

Median sale price

Median price \$355,000 (4BR) Property Type House Suburb or Locality Maryborough
Period - From Updated to August 3rd 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 22 Tiperary Lane Alma 3BR1Bth1.78HA	\$436,000	4th August 2020
2 4740 Ballarat Maryborough Rd Dunach 4BR1BTH 5.54HA	\$440,000	22nd July 2020
3 10 Kayes Rd Craigie 5BR 2BTH 6.76HA	\$525,000	17th Jul 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: 13.08.2020