

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

21 Porter Avenue, Maryborough Vic 3465

Indicative selling price

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

Single price

\$310,000

Median sale price

Median price

\$390,000

Property type

House

Suburb

Maryborough

Period - From

February 2022

to

January 2023

Source

www.realestate.com

Comparable property sales

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 86 Golden Wattle Drive, Maryborough	\$310,000	15.11.2021
2 27 Barr Street, Maryborough	\$319,000	15.06.2022
3 78 Gillies Street, Maryborough	\$300,000	21.02.2022

This Statement of Information was prepared on: 29.03.2023