

## 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 11 Margaret Ave Maryborough Vic 3465

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$69,900.00 or range between \$\* & \$

#### Median sale price

Median price \$258,250 Property Type All Property Suburb or Locality Maryborough

Period - From to Updated Nov 2nd 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 Lot 41 Chisolm Street Maryborough 546M2	\$94,000	5th Nov 2020
2 Lot 60 Chisolm Street Maryborough 477M2	\$91,000	5th Nov 2020
3 Lot 36 Page Street Maryborough 385M2	\$87,000	11th Oct 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: 16.11.2020