

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

52 Derby 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

\$360,000

or range between

&

Median sale price

Median price

\$350,000

Property type

House

Suburb

Maryborough

Period - From

01-05-2021

to

30-04-2022

Source

Corelogic

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
8 Hope Street Maryborough VIC 3465	\$370,000	14-07-2021
10 Hubble Street Maryborough VIC 3465	\$360,000	02-11-2021
21 Derby Road Maryborough VIC 3465	\$350,000	23-08-2021

This Statement of Information was prepared on:

18-05-2022