

## 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

40 PALMERSTON STREET MARYBOROUGH VIC 3465

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Maryborough

Period-from

01 Jul 2023

to

30 Jun 2024

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

58 GOLDSMITH STREET MARYBOROUGH VIC 3465	\$502,000	12-Apr-24
7 LOGAN STREET MARYBOROUGH VIC 3465	\$510,000	27-Mar-24
40 HIGH STREET MARYBOROUGH VIC 3465	\$460,000	26-Apr-24

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: 31 July 2024

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**58 GOLDSMITH STREET  
MARYBOROUGH VIC 3465**

3 1 1

Sold Price **\$502,000** Sold Date **12-Apr-24**

Distance **0.34km**

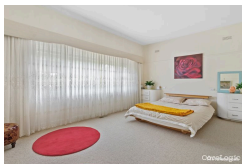


**7 LOGAN STREET MARYBOROUGH  
VIC 3465**

3 1 1

Sold Price **\$510,000** Sold Date **27-Mar-24**

Distance **1.26km**



**40 HIGH STREET MARYBOROUGH  
VIC 3465**

3 1 1

Sold Price **\$460,000** Sold Date **26-Apr-24**

Distance **0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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