

## 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 18 Sutton Road 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 \$\* \_\_\_\_\_ or range between \$340,000 & \$350,000

#### Median sale price

Median price \$360,000 (4Br) Property Type House Suburb or Locality Maryborough

Period - From Updated to Mar 30th 2021 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 18 Bryant St Maryborough 3BR 1 Bth 1053M2	\$365000	4th May 2021
2 16 Kennedy St Maryborough 3BR 1 BTH 1011M2	\$330,000	16th Apr 2021
3 31 Dundas rd Maryborough 3BR 1 Bth 905M2	\$350,000	14th Apr 2021

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: 08.05.21