

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

2/176 PARK 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

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$317,500

Property type

Unit

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

2/51 PARK ROAD MARYBOROUGH VIC 3465	\$350,000	02-Apr-24
1/9 DERBY ROAD MARYBOROUGH VIC 3465	\$360,000	02-Apr-24
3/244 GLADSTONE STREET MARYBOROUGH VIC 3465	\$370,000	25-Oct-23

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: 02 July 2024



**2/51 PARK ROAD MARYBOROUGH
VIC 3465**

3 1 1

Sold Price

\$350,000

Sold Date

02-Apr-24

Distance

1.34km



**1/9 DERBY ROAD MARYBOROUGH
VIC 3465**

3 1 1

Sold Price

\$360,000

Sold Date

02-Apr-24

Distance

3.15km



**3/244 GLADSTONE STREET
MARYBOROUGH VIC 3465**

2 1 1

Sold Price

\$370,000

Sold Date

25-Oct-23

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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