

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

2/11 Victoria Street 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

\$285,000

or range between

\$*

&

\$

Median sale price

Median price

\$285,000

Property type

Unit

Suburb

Maryborough

Period - From

01/10/2020

to

30/09/2021

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 |
|--|-----------|--------------|
| 1/99 Clarendon Street Maryborough VIC 3465 | \$295,000 | 23/08/2021 |
| 1/22 Dundas Road Maryborough VIC 3465 | \$280,000 | 12/02/2021 |
| 43 Wills Street Maryborough VIC 3465 | \$285,000 | 28/04/2021 |

This Statement of Information was prepared on: 20/10/2021