

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 44 Poole Street Maryborough Vic 3465

Including suburb or
locality and postcode

Indicative selling price

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

Single price \$ _____ or range between \$525,000 & \$575,000

Median sale price

Median price \$347500 (4BR) Property Type House Suburb or Locality Maryborough

Period - From Updated to Nov 2nd 2020 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 22 Tipperary Lane Alma 1.78HA 3BR 1 BTH	\$436,000	4th Aug 2020
2 81 Layton Rd Maryborough 1.41HA 4BR 2 Bth	\$445,000	27th Sept 2020
3 357 Majorca Rd Maryborough 4BR 1BTH 3.6HA	\$449,000	22nd Oct 2020

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: 07.11.2020