

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

6 Golden Wattle Drive 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$321,500

Property type

House

Suburb

Maryborough

Period-from

01 Dec 2020

to

30 Nov 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

10 Victoria Street Maryborough VIC 3465	\$380,000	18-Oct-21
2 Majorca Road Maryborough VIC 3465	\$379,999	06-Sep-21
25 Majorca Road Maryborough VIC 3465	\$385,000	03-Aug-21

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: 21 December 2021



10 Victoria Street Maryborough VIC 3465

Sold Price

^{RS}

\$380,000

Sold Date

18-Oct-21



3



1



4

Distance

1.08km



2 Majorca Road Maryborough VIC 3465

Sold Price

\$379,999

Sold Date

06-Sep-21



3



2



2

Distance

0.89km



25 Majorca Road Maryborough VIC 3465

Sold Price

\$385,000

Sold Date

03-Aug-21



3



2



3

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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