

# STATEMENT OF INFORMATION

57 MAJORCA ROAD, MARYBOROUGH, VIC 3465

PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**57 MAJORCA ROAD, MARYBOROUGH,**

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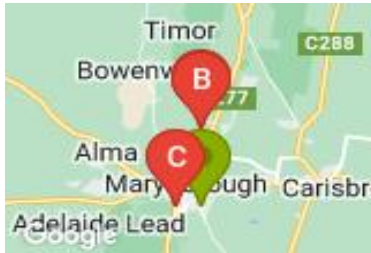
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$195,000 to \$295,000**

Provided by: Coby Perry, Professionals Maryborough

## MEDIAN SALE PRICE



**MARYBOROUGH, VIC, 3465**

**Suburb Median Sale Price (Vacant Land)**

**\$138,000**

01 July 2023 to 30 June 2024

Provided by: 

## COMPARABLE PROPERTIES

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.



**13 CALISTA DR, MARYBOROUGH, VIC 3465**

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**Sale Price**

**\$165,000**

Sale Date: 03/05/2024

Distance from Property: 4.5km



**15 BARBARA CRT, MARYBOROUGH, VIC 3465**

 -  -  -

**Sale Price**

**\$275,000**

Sale Date: 12/03/2024

Distance from Property: 4.4km



**77A DERBY RD, MARYBOROUGH, VIC 3465**

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**Sale Price**

**\$195,000**

Sale Date: 31/01/2024

Distance from Property: 1.4km



This report has been compiled on 15/08/2024 by Professionals Maryborough. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

57 MAJORCA ROAD, MARYBOROUGH, VIC 3465

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$195,000 to \$295,000

### Median sale price

Median price

\$138,000

Property type

Vacant Land

Suburb

MARYBOROUGH

Period

01 July 2023 to 30 June 2024

Source



### Comparable property sales

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

Price

Date of sale

|                                       |           |            |
|---------------------------------------|-----------|------------|
| 13 CALISTA DR, MARYBOROUGH, VIC 3465  | \$165,000 | 03/05/2024 |
| 15 BARBARA CRT, MARYBOROUGH, VIC 3465 | \$275,000 | 12/03/2024 |
| 77A DERBY RD, MARYBOROUGH, VIC 3465   | \$195,000 | 31/01/2024 |

This Statement of Information was prepared

15/08/2024