



Colette Genevieve Fulham T/A Colette's Goldfields Real Estate
 54B Fraser Street Clunes VIC 3370
 Tel: 0488 052 155 Agent No: Licence Number 080911L

VR028 © Lawsoft Pty Ltd

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 11 Campbell Street Maryborough 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 \$250,000.00 or range between _____ & _____

Median sale price

Median price \$245,000 (3BR) Property Type House Suburb or Locality Maryboorough
 Period - From Updated to Aug 3rd 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 4 Arthur Ave Maryborough 3BR 1 Bth 638M2	\$267,000	4th Aug 2020
2 95 Clarendon Street Maryboorough 3BR 1BTH 1191M2	\$270,000	29th Jul 2020
3 73B Goldsmith St Maryborough 3BR1BTH	\$225,000	27th Jul 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: 15.08.2020