

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 46 Hollyrood 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 \$450,000 or range between _____ & _____

Median sale price

Median price \$347,500(4BR) Property Type House Suburb or Locality Maryborough
Period - From Updated to Sept 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 41 Palmerston Street Maryborough 4BR 1963M2 | \$467500 | 9th Sept 2020 |
| 2 15 Pekin Road Maryborough 1048M2 4BR 2BTH | \$415,000 | 5th Sept 2020 |
| 3 39 Harrison street Maryborough 8886M2 4BR 2Bth | \$420,000 | 23rd 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: 23.09.2020