

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 40 Fink 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 \$650,000.00 or range between _____ & _____

Median sale price

Median price \$347,500 (4BR) Property Type House Suburb or Locality Maryborough
 Period - From Updated to 2nd Sept 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 St Maryborough 4BR 1BTH 1863M2	\$467,500	9th Sept 2020
2 119B Majirca Rd Maryborough 4BR 2BTH 3.4Acre	\$695,000	3rd Aug 2020
3 3 Earl St Maryborough 5BR 4 Bth	\$860,000	13th Dec 2019

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