

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 14 Margaret Ave 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 \$79,000 or range between \$* & \$

Median sale price

Median price \$265000 Property Type All Property Suburb or Locality Maryborough
Period - From Updated to Dec 17th 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 Lot 37 Page St Maryborough 502M2	\$93000	11.01.20 21
2 71 Goldsmith St Maryborough 624M2	\$95000	22,12,2020
3 Lot 42 Chisolm St Maryborough 572M2	\$95000	18.12.2020

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: 25.02.21