

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

48 Laidman Street, Maryborough, VIC 3465

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$239,500

MEDIAN SALE PRICE

Median price \$249,000 | House | Maryborough (3465)

Period - From 1 February 2018 to 1 February 2019 | Source - RP Data Pty Ltd T/As Corelogic

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of various residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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 Property | Price | Date of Sale |
|--|------------------|-------------------|
| 3 PEKIN ROAD, MARYBOROUGH VIC 3465 | \$258,000 | 21/12/2018 |
| 22 NAPIER STREET, MARYBOROUGH VIC 3465 | \$250,000 | 16/10/2018 |
| 102 NELSON STREET, MARYBOROUGH VIC 3465 | \$250,000 | 05/07/2018 |

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

First National Real Estate Maryborough - 03 5461 2222
127 High Street, Maryborough 3465