

STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

9 Backway Court, Maryborough, VIC 3465

INDICATIVE SELLING PRICE

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

Single Price \$383,000

MEDIAN SALE PRICE

Median price \$240,000 | | Maryborough (3465)

Period - From 1 July 2018 to 28 July 2019 | Source - REALESTATE.COM PTY LTD

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
109 FIELD STREET, MARYBOROUGH VIC 3465	\$361,500	15/07/2019
16 WHIRRAKEE DRIVE, MARYBOROUGH VIC 3465	\$400,000	10/05/2019
8 WHIRRAKEE DRIVE, MARYBOROUGH VIC 3465	\$394,888	27/04/2019

This statement of information was prepared on 16/09/2019