Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode: 70 Inkerman Street, Maryborough Vic 3465

Indicative selling price

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

Single price: $275,000

Median sale price

Median price: $208,000 Property Type: Unit Suburb: Maryborough

Period - From: 02/09/2019 to: 01/09/2020 Source: REIV

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	1/16 East Field St MARYBOROUGH 3465	$280,000	18/02/2020
2	6 Forest View Dr MARYBOROUGH 3465	$279,000	20/01/2020
3	2/2 Dundas Rd MARYBOROUGH 3465	$265,000	11/08/2020

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: 02/09/2020 21:59

70 Inkerman Street, Maryborough Vic 3465

hockingstuart belle PROPERTY

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2 1 1

Property Type: Residential Unit
Land Size: 269 sqm approx

Agent Comments

Indicative Selling Price
$275,000
Median Unit Price
02/09/2019 - 01/09/2020: $208,000

Comparable Properties



1/16 East Field St MARYBOROUGH 3465 (REI/VG)

2 1 1

Price: $280,000
Method: Private Sale
Date: 18/02/2020
Rooms: 3
Property Type: Unit

Agent Comments



6 Forest View Dr MARYBOROUGH 3465 (REI/VG)

2 1 2

Price: $279,000
Method: Private Sale
Date: 20/01/2020
Rooms: 3
Property Type: House (Res)
Land Size: 570 sqm approx

Agent Comments



2/2 Dundas Rd MARYBOROUGH 3465 (REI)

2 1 3

Price: $265,000
Method: Private Sale
Date: 11/08/2020
Rooms: 3
Property Type: House (Res)
Land Size: 383 sqm approx

Agent Comments

REIV propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.