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 and postcode	288 GLADSTONE STREET MARYBOROUGH VIC 3465

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$330,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	House	Suburb	Maryborough
Period-from	01 Jun 2023	to	31 May 2024	Source	Corelogic

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.

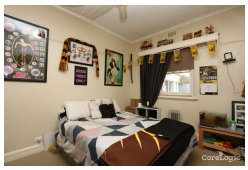
Address of comparable property	Price	Date of sale
154 GILLIES STREET MARYBOROUGH VIC 3465	$325,000	23-Feb-23
9 TAYLOR STREET MARYBOROUGH VIC 3465	$325,000	23-Jun-23
3 OUTTRIM STREET MARYBOROUGH VIC 3465	$348,590	04-Apr-24

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: 05 June 2024

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154 GILLIES STREET
MARYBOROUGH VIC 3465

3 1 2

Sold Price **$325,000** Sold Date **23-Feb-23**

Distance **1.27km**



9 TAYLOR STREET
MARYBOROUGH VIC 3465

3 1 2

Sold Price Sold Date **23-Jun-23**

Distance **1.41km**



3 OUTTRIM STREET
MARYBOROUGH VIC 3465

3 1 1

Sold Price **$348,590** Sold Date **04-Apr-24**

Distance **1.44km**

RS = Recent sale **UN** = Undisclosed Sale

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