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	22 MCPHERSON AVENUE 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	$98,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$157,000	Property type	Land	Suburb	Maryborough
Period-from	01 Mar 2023	to	29 Feb 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
22 MCPHERSON AVENUE MARYBOROUGH VIC 3465	$95,000	12-Sep-23
2 ELIZABETH STREET MARYBOROUGH VIC 3465	$75,000	14-Jul-23
51 ELGIN ROAD MARYBOROUGH VIC 3465	$100,000	27-Feb-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: 01 March 2024

CONSUMER AFFAIRS VICTORIA