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	14 Franklin 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~~		or range between	$450,000	&	$475,000

Median sale price

Median price	$379,999	Property type	House	Suburb	Maryborough

Period - From	01-10-2021	to	30-09-2022	Source	Corelogic

Comparable property sales

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
11 Newton Street Maryborough VIC 3465	$465,000	01-09-2022
93 Griffiths Street Maryborough VIC 3465	$465,000	18-07-2022
31 Logan Street Maryborough VIC 3465	$460,000	18-10-2022

This Statement of Information was prepared on: 27-10-2022