

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

127 AVOCA CRESCENT 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

\$267,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Maryborough

Period-from

01 Nov 2022

to

31 Oct 2023

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

12 INKERMAN STREET MARYBOROUGH VIC 3465	\$275,000	15-Mar-23
39 KARS STREET MARYBOROUGH VIC 3465	\$267,000	16-Aug-23
82 MAJORCA ROAD MARYBOROUGH VIC 3465	\$270,000	05-Aug-23

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: 28 November 2023

**12 INKERMAN STREET
MARYBOROUGH VIC 3465**4  1  1 Sold Price **\$275,000** Sold Date **15-Mar-23**Distance **0.48km****39 KARS STREET MARYBOROUGH
VIC 3465**3  1  3 Sold Price **\$267,000** Sold Date **16-Aug-23**Distance **0.57km****82 MAJORCA ROAD
MARYBOROUGH VIC 3465**2  1  1 Sold Price **\$270,000** Sold Date **05-Aug-23**Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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