

STATEMENT OF INFORMATION

20 HOSKEN STREET, MARYBOROUGH, VIC 3465 PREPARED BY JACINTA CLIFFORD, PROFESSIONALS MARYBOROUGH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 HOSKEN STREET, MARYBOROUGH,







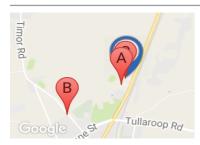
Indicative Selling Price

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

\$335,000

Provided by: Jacinta Clifford, Professionals Maryborough

SUBURB MEDIAN



MARYBOROUGH, VIC, 3465

Suburb Median Sale Price (House)

\$210,000

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



5 SHAMROCK CRT, MARYBOROUGH, VIC 3465 🕮 4 🕒 2 🚓 2







Sale Price

\$339,000

Sale Date: 16/01/2017

Distance from Property: 248m





46 FINK ST, MARYBOROUGH, VIC 3465







Sale Price

\$340,000

Sale Date: 19/10/2016

Distance from Property: 1.9km





19 HOSKEN ST, MARYBOROUGH, VIC 3465







Sale Price

\$306,750

Sale Date: 11/07/2016

Distance from Property: 32m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	20 HOSKEN STREET, MARYBOROUGH, VIC 3465
---	---

Indicative selling price

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

Single Price / Range \$335,000

Median sale price

Median price	\$210,000	House	X	Unit		Suburb	MARYBOROUGH
Period	01 April 2016 to 31 March 2017			Sour	ce	<u>-</u> р	ricefinder

Comparable property sales

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
5 SHAMROCK CRT, MARYBOROUGH, VIC 3465	\$339,000	16/01/2017
46 FINK ST, MARYBOROUGH, VIC 3465	\$340,000	19/10/2016
19 HOSKEN ST, MARYBOROUGH, VIC 3465	\$306,750	11/07/2016

