

## **STATEMENT OF INFORMATION**

34 NEWTON STREET, MARYBOROUGH, VIC 3465

PREPARED BY JACINTA CLIFFORD, PROFESSIONALS MARYBOROUGH

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**34 NEWTON STREET, MARYBOROUGH,**

 3  1  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: 265,000**

Provided by: Jacinta Clifford, Professionals Maryborough

## MEDIAN SALE PRICE



**MARYBOROUGH, VIC, 3465**

**Suburb Median Sale Price (House)**

**\$205,000**

01 July 2016 to 30 June 2017

Provided by: 

## 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.



**16 BRYANT ST, MARYBOROUGH, VIC 3465**

 3  1  2

**Sale Price**

**\$280,000**

Sale Date: 27/11/2016

Distance from Property: 2.1km



**50 BARKLY ST, MARYBOROUGH, VIC 3465**

 3  2  3

**Sale Price**

**\$250,000**

Sale Date: 29/09/2016

Distance from Property: 251m



**6 MCLENNAN ST, MARYBOROUGH, VIC 3465**

 3  2  2

**Sale Price**

**\$259,000**

Sale Date: 17/09/2016

Distance from Property: 709m



This report has been compiled on 12/07/2017 by Professionals Maryborough. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

34 NEWTON STREET, MARYBOROUGH, VIC 3465

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: 265,000

### Median sale price

Median price

\$205,000

House

Unit

Suburb

MARYBOROUGH

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### 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
16 BRYANT ST, MARYBOROUGH, VIC 3465	\$280,000	27/11/2016
50 BARKLY ST, MARYBOROUGH, VIC 3465	\$250,000	29/09/2016
6 MCLENNAN ST, MARYBOROUGH, VIC 3465	\$259,000	17/09/2016