

# 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 or  
locality and postcode

29 Franklin 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 \$479,000 or range between \$\* & \$\*

### Median sale price

Median price \$247,000 \*House  \*Unit  Suburb or locality Maryborough  
Period - From 01/04/2017 to 30/06/2017 Source REIV

### 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
163 Mosquito Road Maryborough 3465	\$580,000	21/04/2017
287 Gladstone Street, Maryborough 3465	\$417,000	25/03/2017
31 Inkerman Street, Maryborough 3465	\$400,000	03/05/2017