

# 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

(Lot) 8 & 9 Olinda Street, Beaufort Vic 3373

### Indicative selling price

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

Single price

\$\*

or range between

\$160,000

&

\$170,000

### Median sale price

Median price

\$280,000

\*House

X

\*Unit

Suburb  
or locality

Beaufort

Period - From

28/03/18

to

28/03/19

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 |
|----------------------------------------|-----------|--------------|
| Golf Course Lane, Beaufort Vic 3373    | \$170,000 | 29/08/18     |
| 42 Golf Course Lane, Beaufort Vic 3373 | \$170,000 | 29/08/18     |
| Baldwins Road, Trawalla Vic 3373       | \$193,500 | 06/09/18     |