

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 or locality and postcode

75 Neil Street, Beaufort Vic 3373

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$210,000

or range between

\$*

&

\$

Median sale price

Median price

\$275,000

Property type

house

Suburb

Beaufort

Period - From

March 2018

to

April 2019

Source

Core logic

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
25 Wiloby Street, Beaufort 3373	\$192,500	20/02/2018
18 Leichardt Street, Beaufort 3373	\$195,444	23/07/2018
42 Lawrence Street, Beaufort 3373	\$210,159	01/10/2018

This Statement of Information was prepared on: 12/09/2019