![Professionals logo]

STATEMENT OF INFORMATION

48 MOUNT ROAD, BEALIBA, VIC 3475
PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

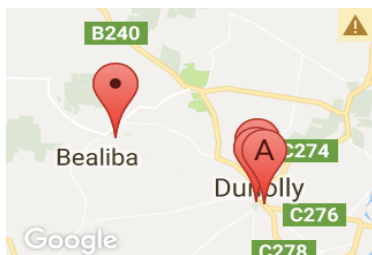## 48 MOUNT ROAD, BEALIBA, VIC 3475

🛏 3   🛁 1   🚗 4

Indicative Selling Price

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

Price Range: **$190,000 to $205,000**

Provided by: Coby Perry, Professionals Maryborough

MEDIAN SALE PRICE

BEALIBA, VIC, 3475

Suburb Median Sale Price (House)

$89,500

01 January 2017 to 31 December 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.

33 BROADWAY, DUNOLLY, VIC 3472

🛏 3   🛁 1   🚗 3

Sale Price

$198,000

Sale Date: 19/10/2016

Distance from Property: 18km   **A**

24 MCKINNON RD, DUNOLLY, VIC 3472

🛏 2   🛁 1   🚗 2

Sale Price

$180,000

Sale Date: 07/11/2016

Distance from Property: 17km   **B**

11 THOMAS ST, DUNOLLY, VIC 3472

🛏 2   🛁 2   🚗 1

Sale Price

$200,000

Sale Date: 17/03/2017

Distance from Property: 16km   **C**

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	48 MOUNT ROAD, BEALIBA, VIC 3475

Indicative selling price

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

Price Range: $190,000 to $205,000

Median sale price

Median price	$89,500	House	X	Unit		Suburb	BEALIBA

Period	01 January 2017 to 31 December 2017	Source	pricefinder

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
33 BROADWAY, DUNOLLY, VIC 3472	$198,000	19/10/2016
24 MCKINNON RD, DUNOLLY, VIC 3472	$180,000	07/11/2016
11 THOMAS ST, DUNOLLY, VIC 3472	$200,000	17/03/2017