

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

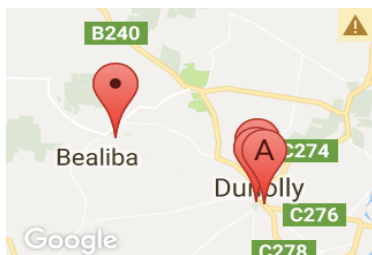
Indicative Selling Price

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: 

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



24 MCKINNON RD, DUNOLLY, VIC 3472

 2  1  2

Sale Price

\$180,000

Sale Date: 07/11/2016

Distance from Property: 17km



11 THOMAS ST, DUNOLLY, VIC 3472

 2  2  1

Sale Price

\$200,000

Sale Date: 17/03/2017

Distance from Property: 16km



This report has been compiled on 21/02/2018 by Professionals Maryborough. Property Data Solutions Pty Ltd 2018 - 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

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



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