

## 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

16 Beaufort Road, Skipton Vic 3361

### Indicative selling price

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

Single price

\$320,000

### Median sale price

Median price

\$391,250

Property Type

House

Suburb

Skipton

Period - From

01/01/2022

to

31/12/2022

Source

REIV

### 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
1	34 Smythe St SKIPTON 3361	\$345,000	21/03/2022
2	26 Scott St SKIPTON 3361	\$330,000	28/01/2022
3	9 Smythe St SKIPTON 3361	\$330,000	01/12/2021

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

31/01/2023 11:07

16 Beaufort Road, Skipton Vic 3361



Phil Petrie

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**Indicative Selling Price**

\$320,000

**Median House Price**

Year ending December 2022: \$391,250



3 1 6

**Rooms:** 6

**Property Type:** Misc

**Improvements:** Rural (no dwelling)

**Land Size:** 4780 sqm approx

**Agent Comments**

## Comparable Properties



**34 Smythe St SKIPTON 3361 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$345,000

**Method:** Private Sale

**Date:** 21/03/2022

**Property Type:** House

**Land Size:** 1108 sqm approx



**26 Scott St SKIPTON 3361 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$330,000

**Method:** Private Sale

**Date:** 28/01/2022

**Property Type:** House

**Land Size:** 1022 sqm approx



**9 Smythe St SKIPTON 3361 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$330,000

**Method:** Private Sale

**Date:** 01/12/2021

**Property Type:** House

**Land Size:** 2011 sqm approx

**Account - Trevor Petrie RE** | P: 03 5333 4322 | F: 03 5333 2922



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