

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

86 Stockyard Hill Road, Beaufort Vic 3373

Indicative selling price

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

Single price \$200,000

Median sale price

Median price \$275,000

Property Type House

Suburb Beaufort

Period - From 01/04/2019

to 31/03/2020

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	Lot 5 Lake Rd BEAUFORT 3373	\$198,750	09/05/2019
2	3/86 Stockyard Hill Rd BEAUFORT 3373	\$170,000	20/05/2020
3	42 Golf Course La BEAUFORT 3373	\$170,000	29/08/2018

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:

21/05/2020 14:06



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Property Type: Land
Land Size: 23360 sqm approx

Agent Comments

2.336ha homesite (approx 5.75acres) with power at pit, fully fenced with new gate and crossover. Gently undulating with good pasture and outlook

Indicative Selling Price
\$200,000

Median House Price
Year ending March 2020: \$275,000

Comparable Properties

Lot 5 Lake Rd BEAUFORT 3373 (REI)

Agent Comments

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Price: \$198,750
Method: Private Sale
Date: 09/05/2019
Property Type: Land
Land Size: 24685 sqm approx



3/86 Stockyard Hill Rd BEAUFORT 3373 (REI)

Agent Comments

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Price: \$170,000
Method: Private Sale
Date: 20/05/2020
Property Type: Land
Land Size: 15200 sqm approx

42 Golf Course La BEAUFORT 3373 (VG)

Agent Comments

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Price: \$170,000
Method: Sale
Date: 29/08/2018
Property Type: Hobby Farm < 20 ha
Land Size: 27893 sqm approx