## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address Lot D & E. 17 Main Street, Bealiba Vic 3475

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$52,000							
Median sale price								
Median price	\$190,000	Pro	operty Type Vac	ant land	Suburb Bealiba			
Period - From	29/03/2021	to	28/03/2022	Source	REIV			

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	22 Main St BEALIBA 3475	\$85,000	15/12/2021
2			
3			

#### OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

29/03/2022 14:57









**Property Type:** Agent Comments Indicative Selling Price \$52,000 Median Land Price 29/03/2021 - 28/03/2022: \$190,000

# **Comparable Properties**



22 Main St BEALIBA 3475 (VG)



Price: \$85,000 Method: Sale Date: 15/12/2021 Property Type: Land Land Size: 1489 sqm approx Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





two kilometres of the property for sale in the last six months.

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The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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