

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot F/17 Main Street, Bealiba Vic 3475

Indicative selling price

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

Single price

\$42,000

Median sale price

Median price

\$190,000

Property Type

Vacant 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 six 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	22 Main St BEALIBA 3475	\$85,000	15/12/2021
2			
3			

OR

~~B* 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 14:49



Property Type:
Agent Comments

Indicative Selling Price
\$42,000

Median Land Price
29/03/2021 - 28/03/2022: \$190,000

Comparable Properties



22 Main St BEALIBA 3475 (VG)

Agent Comments



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

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.