

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

3 Casuarina Court, Beaufort Vic 3373

Indicative selling price

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

Range between

\$530,000

&

\$550,000

Median sale price

Median price

\$415,000

Property Type

House

Suburb

Beaufort

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	13 Hains CI BEAUFORT 3373	\$585,000	29/10/2022
2	40 Hains CI BEAUFORT 3373	\$520,000	23/08/2022
3	37 Hains CI BEAUFORT 3373	\$520,000	20/08/2022

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:

21/03/2023 12:26

3 Casuarina Court, Beaufort Vic 3373



Trevor Petrie
03 5333 4322
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Indicative Selling Price
\$530,000 - \$550,000

Median House Price
Year ending December 2022: \$415,000



4 2 3

Rooms: 7
Property Type: Residence
Land Size: 871 sqm approx
Agent Comments

Comparable Properties



13 Hains CI BEAUFORT 3373 (REI/VG)

Agent Comments

4 2 2

Price: \$585,000
Method: Private Sale
Date: 29/10/2022
Property Type: House (Res)
Land Size: 777 sqm approx



40 Hains CI BEAUFORT 3373 (REI/VG)

Agent Comments

4 2 2

Price: \$520,000
Method: Private Sale
Date: 23/08/2022
Property Type: House
Land Size: 758 sqm approx



37 Hains CI BEAUFORT 3373 (REI/VG)

Agent Comments

4 2 2

Price: \$520,000
Method: Private Sale
Date: 20/08/2022
Property Type: House (Res)
Land Size: 797 sqm approx

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



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