

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

87 NEILL STREET, BEAUFORT, VIC 3373

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**87 NEILL STREET, BEAUFORT, VIC 3373**

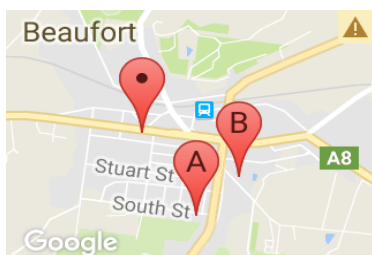
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### Indicative Selling Price

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

Price Range: **\$185,000 to \$215,000**

## MEDIAN SALE PRICE



**BEAUFORT, VIC, 3373**

Suburb Median Sale Price (House)

**\$218,000**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**5 SOUTH ST, BEAUFORT, VIC 3373**

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Sale Price

**\$210,000**

Sale Date: 20/04/2017

Distance from Property: 695m



**35 HAVELOCK ST, BEAUFORT, VIC 3373**

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Sale Price

**\$215,000**

Sale Date: 09/02/2017

Distance from Property: 710m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

87 NEILL STREET, BEAUFORT, VIC 3373

Indicative selling price

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Price Range:

\$185,000 to \$215,000

Median sale price

Median price

\$218,000

House

X

Unit


Suburb

BEAUFORT

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
5 SOUTH ST, BEAUFORT, VIC 3373	\$210,000	20/04/2017
35 HAVELOCK ST, BEAUFORT, VIC 3373	\$215,000	09/02/2017