

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**31 MAIN STREET, BEEAC, VIC 3251**

3 1 3

**Indicative Selling Price**

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

**Single Price: \$275,000**

Provided by: Kobi Hickey, Charles Stewart Real Estate Colac

## MEDIAN SALE PRICE



**BEEAC, VIC, 3251**

**Suburb Median Sale Price (House)**

**\$174,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## 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.



**121 MAIN ST, BEEAC, VIC 3251**

3 2 2

**Sale Price**

**\$245,000**

Sale Date: 22/12/2016

Distance from Property: 1.1 km



**3 BUCHANAN ST, BEEAC, VIC 3251**

4 1 1

**Sale Price**

**\*\*\$320,000**

Sale Date: 18/10/2017

Distance from Property: 656m



This report has been compiled on 22/03/2018 by Charles Stewart Real Estate Colac. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

31 MAIN STREET, BEEAC, VIC 3251

Indicative selling price

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

Single Price:

\$275,000

Median sale price

Median price

\$174,000

House

X

Unit


Suburb

BEEAC

Period

01 January 2017 to 31 December 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
121 MAIN ST, BEEAC, VIC 3251	\$245,000	22/12/2016
3 BUCHANAN ST, BEEAC, VIC 3251	**\$320,000	18/10/2017