

# 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

Lot 35 Eucalyptus Court, Beaufort 3373

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$75,000

or range between

\$

&

\$

### Median sale price

Median price

\$137,250

Property type

Land

Suburb

Beaufort

Period - From

01/01/2020

to

31/12/2020

Source

Corelogic

### 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
35 Livingstone Street, Beaufort 3373	\$80,500	24//08/2020
49 – 51 High Street, Beaufort 3373	\$67,500	03/09/2019
	\$	

**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: 18/01/2021