

# 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

23 Lang 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)

Range between \$350,000 & \$385,000

### Median sale price

Median price \$341,000 Property Type House Suburb Beeac

Period - From 23/09/2020 to 22/09/2021 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	109 Main St BEEAC 3251	\$350,000	31/03/2021
2	33 Main St BEEAC 3251	\$346,500	25/02/2021
3	127 Main St BEEAC 3251	\$341,000	15/06/2021

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:

23/09/2021 16:22



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**Property Type:** House  
**Land Size:** 1173 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$385,000  
**Median House Price**  
23/09/2020 - 22/09/2021: \$341,000

## Comparable Properties



**109 Main St BEEAC 3251 (VG)**

**Agent Comments**

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**Price:** \$350,000  
**Method:** Sale  
**Date:** 31/03/2021  
**Property Type:** House (Res)  
**Land Size:** 1032 sqm approx



**33 Main St BEEAC 3251 (VG)**

**Agent Comments**

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**Price:** \$346,500  
**Method:** Sale  
**Date:** 25/02/2021  
**Property Type:** House (Res)  
**Land Size:** 1675 sqm approx

**127 Main St BEEAC 3251 (VG)**

**Agent Comments**

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**Price:** \$341,000  
**Method:** Sale  
**Date:** 15/06/2021  
**Property Type:** House (Res)  
**Land Size:** 3985 sqm approx