

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

246 Puzzle Flat Road, Bealiba Vic 3475

Indicative selling price

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

Single price

\$59,000

or range between

\$*

&

\$

Median sale price

Median price

\$75,000

Property type

Vacant Land

Suburb

Bealiba

Period - From

09/09/2019

to

08/09/2020

Source

REIV

Comparable property sales

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

45 Sanderson Court, Bealiba 3475	\$67,000	30/08/2019
80 Smiths Road, Bealiba 3475	\$67,000	28/05/2019
53 Sanderson Court, Bealiba 3475	\$65,000	29/06/2020

This Statement of Information was prepared on: 09/09/2020