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 and postcode

	30 NEILL	STREET	BEAUFORT	VIC 3373
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Indicative selling price

Period-from

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

Single Price		or rang betwee	- 540UUUU	&	\$480,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$110,000	Property type	Land	Suburb	Beaufort		

28 Feb 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2021

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.

to

Address of comparable property	Price	Date of sale
3 SOUTH STREET BEAUFORT VIC 3373	\$470,000	08-Dec-21
27 ORCHID COURT BEAUFORT VIC 3373	\$580,000	24-Sep-21
3 STURT STREET BEAUFORT VIC 3373	\$490,000	22-Nov-21

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: 31 March 2022



Corelogic

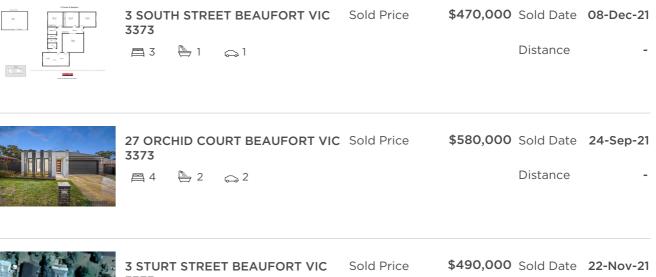
consumer.vic.gov.au



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-495	3 STURT STREET BEAUFORT VIC 3373		Sold Price	\$490,000	Sold Date	22-Nov-21	
	่ 貫 3	1	Ģ -			Distance	-

RS = Recent sale UN = Undisclosed Sale

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