

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

29 South Street, Beaufort Vic 3373

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 & \$375,000

Median sale price

Median price \$480,000 Property Type House Suburb Beaufort

Period - From 01/01/2023 to 31/12/2023 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.

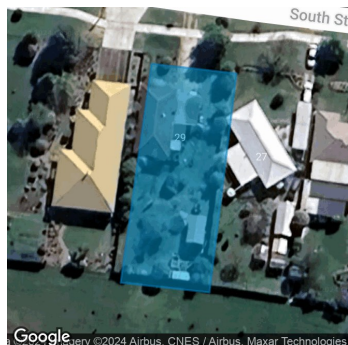
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 12 Warburton St BEAUFORT 3373 | \$400,000 | 08/02/2024 |
| 2 | 8 Wills St BEAUFORT 3373 | \$395,000 | 14/03/2024 |
| 3 | 22 Eyre St BEAUFORT 3373 | \$360,000 | 04/03/2024 |

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:

22/03/2024 11:21



3 1 2

Property Type: House
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
 \$350,000 - \$375,000
Median House Price
 Year ending December 2023: \$480,000

Comparable Properties



12 Warburton St BEAUFORT 3373 (REI/VG)

Agent Comments

3 1 2

Price: \$400,000
Method: Private Sale
Date: 08/02/2024
Property Type: House
Land Size: 930 sqm approx



8 Wills St BEAUFORT 3373 (REI)

Agent Comments

3 1 3

Price: \$395,000
Method: Private Sale
Date: 14/03/2024
Property Type: House



22 Eyre St BEAUFORT 3373 (REI)

Agent Comments

3 1 4

Price: \$360,000
Method: Private Sale
Date: 04/03/2024
Property Type: House (Res)
Land Size: 1017 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300