Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 29 South Street, Beaufort Vic 3373

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$350,000		&		\$375,000			
Median sale pi	rice							
Median price	\$480,000	Pro	operty Type	Hou	se		Suburb	Beaufort
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress 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



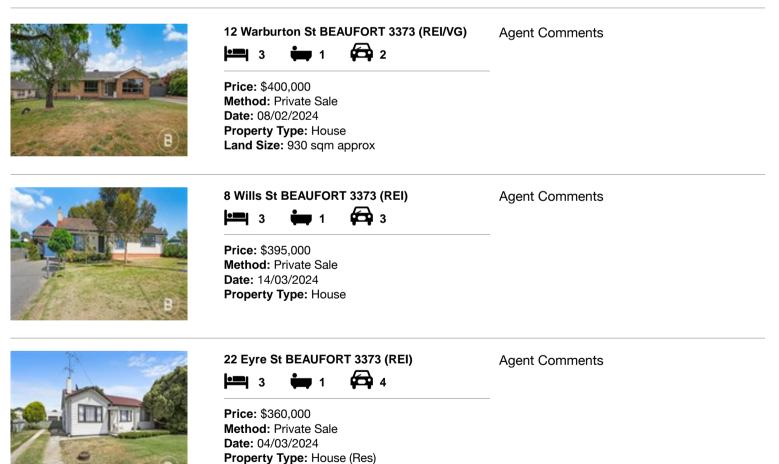






Property Type: House **Land Size:** 1012 sqm approx Agent Comments Indicative Selling Price \$350,000 - \$375,000 Median House Price Year ending December 2023: \$480,000

Comparable Properties



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

Land Size: 1017 sqm approx





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