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

41 Main Street 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			or rang betwee		\$165,000	&	\$180,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$82,500	Prop	erty type		Land	Suburb	Bealiba	
Period-from	01 Oct 2020	to	30 Sep 2	021	Source		Corelogic	

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	
36 Main Street Bealiba VIC 3475	\$175,000	20-Jan-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: 22 October 2021

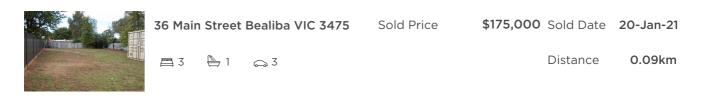


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RS = Recent sale UN = Undisclosed Sale

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