

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

6 BESLEY STREET BRUTHEN VIC 3885

Indicative selling price

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

Single Price

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$454,999

Property type

House

Suburb

Bruthen

Period-from

01 Apr 2022

to

31 Mar 2023

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

8 BESLEY STREET BRUTHEN VIC 3885	\$444,999	05-May-22
1 BESLEY STREET BRUTHEN VIC 3885	\$490,000	06-Jun-22
10 CHURCH STREET BRUTHEN VIC 3885	\$400,000	31-Oct-22

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: 10 April 2023



8 BESLEY STREET BRUTHEN VIC 3885

Sold Price

\$444,999

Sold Date **05-May-22**

 3  1  -

Distance **0.03km**



1 BESLEY STREET BRUTHEN VIC 3885

Sold Price

\$490,000

Sold Date **06-Jun-22**

 3  1  4

Distance **0.07km**



10 CHURCH STREET BRUTHEN VIC 3885

Sold Price

\$400,000

Sold Date **31-Oct-22**

 3  1  1

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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