

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

38 Beal Street, Birregurra Vic 3242

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$502,500

Property Type

House

Suburb

Birregurra

Period - From

30/04/2019

to

29/04/2020

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	21 Ennis St BIRREGURRA 3242	\$555,000	11/09/2019
2	12 Jenner St BIRREGURRA 3242	\$470,000	24/01/2020
3	29 Roadknight St BIRREGURRA 3242	\$460,000	30/07/2019

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:

30/04/2020 12:43



Property Type: House
Land Size: 1035 sqm approx
Agent Comments

Indicative Selling Price

\$520,000

Median House Price

30/04/2019 - 29/04/2020: \$502,500

Comparable Properties

21 Ennis St BIRREGURRA 3242 (VG)

Agent Comments



Price: \$555,000
Method: Sale
Date: 11/09/2019
Property Type: House (Res)
Land Size: 1039 sqm approx



12 Jenner St BIRREGURRA 3242 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 24/01/2020
Property Type: House
Land Size: 1026 sqm approx

29 Roadknight St BIRREGURRA 3242 (VG)

Agent Comments



Price: \$460,000
Method: Sale
Date: 30/07/2019
Property Type: House (Res)
Land Size: 1026 sqm approx