

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

14 Stuart Street, Beaufort Vic 3373

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$160,000

&

\$175,000

### Median sale price

Median price

\$231,500

\*House

X

\*Unit

Suburb  
or locality

Beaufort

Period - From

01/01/2017

to

31/12/2017

Source

REIV

### Comparable property sales

**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
18 Warburton Street, Beaufort 3373	\$165,000	25/07/2017
31 Burke Street, Beaufort 3373	\$161,000	24/01/2017
Candlebark Lane, Beaufort 3373	\$160,000	13/06/2017