

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

16 Albert Street, Beaufort Vic 3373

Indicative selling price

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

Range between \$199,900

&

\$218,000

Median sale price

Median price \$222,000

House

X

Unit

Suburb or locality

Beaufort

Period - From 01/10/2016

to

30/09/2017

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

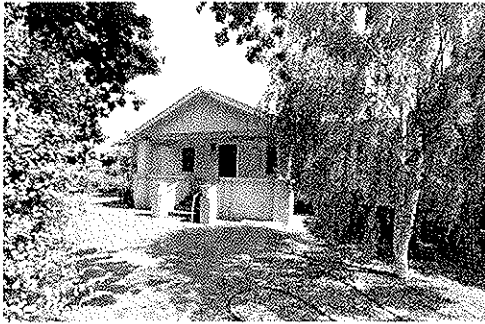
	Address of comparable property	Price	Date of sale
1	35 Havelock St BEAUFORT 3373	\$215,000	09/02/2017
2	5 South St BEAUFORT 3373	\$210,000	20/04/2017
3	109 Neill St BEAUFORT 3373	\$210,000	30/06/2016

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 eighteen months.

16 Albert Street, Beaufort Vic 3373

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2 1 1

Rooms:
Property Type: House
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
\$199,900 - \$218,000
Median House Price
Year ending September 2017: \$222,000

Comparable Properties

35 Havelock St BEAUFORT 3373 (VG)

Agent Comments

3 - -

Price: \$215,000
Method: Sale
Date: 09/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 1600 sqm approx



5 South St BEAUFORT 3373 (VG)

Agent Comments

3 - -

Price: \$210,000
Method: Sale
Date: 20/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 1000 sqm approx

109 Neill St BEAUFORT 3373 (VG)

Agent Comments

3 - -

Price: \$210,000
Method: Sale
Date: 30/06/2016
Rooms: -
Property Type: House (Res)
Land Size: 1000 sqm approx

Account - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765

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21/11/17
propertydata
.com.au

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