

# STATEMENT OF INFORMATION

48 MOUNT ROAD, BEALIBA, VIC 3475

PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**48 MOUNT ROAD, BEALIBA, VIC 3475**



**Indicative Selling Price**

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

**Single Price: \$40,000**

Provided by: Coby Perry, Professionals Maryborough

## MEDIAN SALE PRICE



**BEALIBA, VIC, 3475**

**Suburb Median Sale Price (Vacant Land)**

**\$95,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**25 CORTESI RD, BEALIBA, VIC 3475**



**Sale Price**

**\$43,002**

Sale Date: 19/02/2017

Distance from Property: 2km



**DUNOLLY-RHEOLA RD, DUNOLLY, VIC 3472**



**Sale Price**

**\$48,068**

Sale Date: 24/05/2017

Distance from Property: 16km



**KOOREH RD, CARAPOOEE, VIC 3477**



**Sale Price**

**\$39,900**

Sale Date: 30/06/2017

Distance from Property: 24km



This report has been compiled on 21/02/2018 by Professionals Maryborough. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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 and  
postcode

48 MOUNT ROAD, BEALIBA, VIC 3475

Indicative selling price

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

Single Price:

\$40,000

Median sale price

Median price

\$95,000

House

X

Unit


Suburb

BEALIBA

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
25 CORTESI RD, BEALIBA, VIC 3475	\$43,002	19/02/2017
DUNOLLY-RHEOLA RD, DUNOLLY, VIC 3472	\$48,068	24/05/2017
KOOREH RD, CARAPOOEE, VIC 3477	\$39,900	30/06/2017