

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

CA 10/75 Coulston Street, Beeac Vic 3251

Indicative selling price

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

Range between

\$155,000

&

\$170,000

Median sale price

Median price

\$220,000

Property Type

Vacant land

Suburb

Beeac

Period - From

22/08/2021

to

21/08/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six 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	75 Main St BEEAC 3251	\$240,000	18/03/2022
2			
3			

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/08/2022 09:32



Property Type:
Agent Comments

Indicative Selling Price
\$155,000 - \$170,000
Median Land Price
22/08/2021 - 21/08/2022: \$220,000

Comparable Properties

75 Main St BEEAC 3251 (VG)

Agent Comments



Price: \$240,000
Method: Sale
Date: 18/03/2022
Property Type: Land
Land Size: 808 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.