

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

Lot 10 Hains Close, Beaufort Vic 3373

Indicative selling price

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

Single price \$72,000

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 (*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	Hains CI BEAUFORT 3373	\$64,000	29/09/2016
2	Hains CI BEAUFORT 3373	\$64,000	13/10/2016
3	127 Neill St BEAUFORT 3373	\$60,000	17/06/2017

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties

Hains CI BEAUFORT 3373 (VG)

Agent Comments



Price: \$64,000

Method: Sale

Date: 29/09/2016

Rooms: -

Property Type: Land

Land Size: 779 sqm approx

Hains CI BEAUFORT 3373 (VG)

Agent Comments



Price: \$64,000

Method: Sale

Date: 13/10/2016

Rooms: -

Property Type: Land

Land Size: 729 sqm approx

127 Neill St BEAUFORT 3373 (VG)

Agent Comments



Price: \$60,000

Method: Sale

Date: 17/06/2017

Rooms: -

Property Type: Land

Land Size: 735 sqm approx