

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 andpostcode

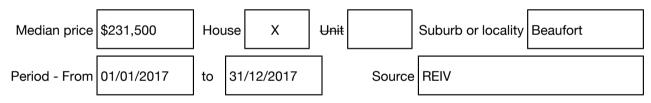
Lot 10 Hains Close, Beaufort Vic 3373

Indicative selling price

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

Single price \$72,000

Median sale price



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.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments 0439 302 288 nathan@ballaratpropertygroup.com.au Indicative Selling Price \$72.000

Wedian House Price Year ending December 2017: \$231,500

Comparable Properties

Hains CI BEAUFORT 3373 (VG)



Price: \$64,000 Method: Sale Date: 29/09/2016 Rooms: -Property Type: Land Land Size: 779 sqm approx

Hains CI BEAUFORT 3373 (VG)



Price: \$64,000 Method: Sale Date: 13/10/2016 Rooms: -Property Type: Land Land Size: 729 sqm approx

127 Neill St BEAUFORT 3373 (VG)



Price: \$60,000 Method: Sale Date: 17/06/2017 Rooms: -Property Type: Land Land Size: 735 sqm approx Agent Comments

Agent Comments

Agent Comments

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