

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

35 PHILLIPS STREET, BEULAH, VIC 3395

Indicative selling price

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

Price Range:

\$69,000

Median sale price

Median price

\$55,000

House

X

Unit

Suburb

BEULAH

Period

01 October 2016 to 30 September
2017

Source

pricefinder

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
65 PHILLIPS ST, BEULAH, VIC 3395	*\$55,000	30/10/2017
38 DEAKIN ST, BEULAH, VIC 3395	\$75,000	21/12/2016
40 DEAKIN ST, BEULAH, VIC 3395	\$55,000	19/12/2016