

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

77 Old Shirley Road, Beaufort Vic 3373

Indicative selling price

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

Range between \$580,000

&

\$610,000

Median sale price

Median price \$229,000

House

X

Unit

Suburb or locality

Beaufort

Period - From 01/04/2017

to

31/03/2018

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		
2		
3		

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.



 3  2  2

Rooms:

Property Type: House

Land Size: 29750 sqm approx

Agent Comments

Boasting an elevated position with spectacular views, this idyllic country home inspires the very best of lifestyle living. Set on approx. 7.3 acres of land, this property offers a complete package that is ready for you to move in and enjoy. The homestead's 3.6m wide wrap around veranda is the perfect place to make the most of the stunning vista's, and the outdoor entertaining space is further complimented by the stone fire pit. Accommodation comprises a master bedroom (walk in robe and ensuite), two more large bedrooms and the open study/home office.

Comparable Properties

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.