

Phil Hayward 03 5329 2517 0419 107 112

Statement of Information

phayward@hockingstuart.com.au

Single residential property located outside the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 1980				
Property offered	l for sale					
Address Including suburb or locality andpostcode		hirley Road, Beaufo	ort Vic 3373			
Indicative sellin	g price					
For the meaning of	f this price see	consumer.vic.gov.a	u/underquoting			
Range between	\$580,000	&	\$610,000			
Median sale prid	ce					
Median price \$2	229,000	House X	Unit	Suburb or locality	Beaufort	
Period - From 0	1/04/2017	to 31/03/2018	Source	REIV		
Comparable pro	perty sales (*	Delete A or B be	elow as applica	ble)		
eighteen r		erties sold within fiv estate agent or age				
Address of com	parable proper	ty		Price	Date of sale	
1						
2						
3						
OR						
B* The estate	e agent or agen	t's representative re	easonably believe	s that fewer than t	hree comparable	

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.

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Indicative Selling Price \$580,000 - \$610,000 **Median House Price** Year ending March 2018: \$229,000

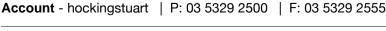


Rooms: Property Type: House Land Size: 29750 sgm approx Agent Comments

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

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