

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 4 Nothnagel Lane Beaufort VIC 3373

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$290,000 & \$315,000

Median sale price

Median price \$135,000 Property type Land Suburb Beaufort

Period - From 01-10-2021 to 30-09-2022 Source Corelogic

Comparable property sales

Address of comparable property	Price	Date of sale
Smiths Lane Trawalla VIC 3373	\$385,000	07-02-2022
Slaughterhouse Lane Beaufort VIC 3373	\$350,000	15-04-2021

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 18 months.

This Statement of Information was prepared on: 18-10-2022