

# 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 or  
locality and postcode

126 Baldwins Road, Trawalla 3373

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$460,000

&

\$470,000

### Median sale price

Median price

\$221,000

\*House

☒

\*Unit

☐

Suburb  
or locality

Beaufort

Period - From

01/01/2017

to

31/08/2017

Source

Domain

### Comparable property sales

**A\*** 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
150 Baldwins Road, Trawalla 3373	\$343,000	30/11/2016
227 Baldwins Road, Trawalla 3373	\$254,750	28/11/2016
79 Baldwins Road, Trawalla 3373	\$450,000	15/07/2017