

# 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

46 Main Street, Beeac Vic 3251

### Indicative selling price

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

Single price

\$265,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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 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
1	47a Main St BEEAC 3251	\$247,000	14/06/2019
2	38 Main St BEEAC 3251	\$250,000	26/03/2020
3	5 Eurack Rd BEEAC 3251	\$280,000	18/11/2019

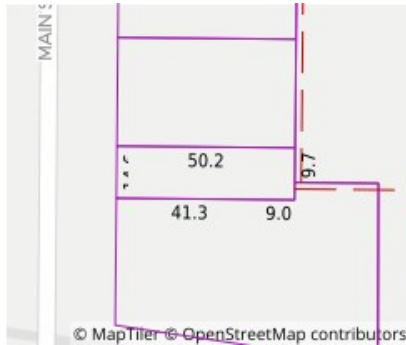
OR

~~**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 18 months.~~

This Statement of Information was prepared on:

06/07/2020 17:06

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 735 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$265,000  
 No median price available

## Comparable Properties

### 47a Main St BEEAC 3251 (VG)

Agent Comments



**Price:** \$247,000  
**Method:** Sale  
**Date:** 14/06/2019  
**Property Type:** House (Res)  
**Land Size:** 492 sqm approx



### 38 Main St BEEAC 3251 (REI/VG)

Agent Comments



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 26/03/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1010 sqm approx

### 5 Eurack Rd BEEAC 3251 (VG)

Agent Comments



**Price:** \$280,000  
**Method:** Sale  
**Date:** 18/11/2019  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 8100 sqm approx