

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 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 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	118 Stockyard Hill Rd BEAUFORT 3373	\$580,000	19/03/2019
2	5017 Western Hwy BEAUFORT 3373	\$440,000	10/03/2019
3	61 Lake Rd BEAUFORT 3373	\$400,000	20/07/2018

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.



 5
  2 with 3 toilets
  8

Indicative Selling Price
 \$420,000 - \$450,000
Median House Price
 Year ending March 2019: \$280,000

Rooms: 9
Property Type: Land
Land Size: 33100 sqm approx

Agent Comments

Stunning easterly views, over 8 acres adjacent to Beaufort Golf Course

Comparable Properties



118 Stockyard Hill Rd BEAUFORT 3373 (REI/VG)

[Agent Comments](#)

 4
  2
  4

Price: \$580,000
Method: Private Sale
Date: 19/03/2019
Rooms: 6
Property Type: House (Res)
Land Size: 83990 sqm approx



5017 Western Hwy BEAUFORT 3373 (REI/VG)

[Agent Comments](#)

 4
  2
  2

Price: \$440,000
Method: Private Sale
Date: 10/03/2019
Rooms: 6
Property Type: House (Res)
Land Size: 80940 sqm approx



61 Lake Rd BEAUFORT 3373 (VG)

[Agent Comments](#)

 3
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Price: \$400,000
Method: Sale
Date: 20/07/2018
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 28330 sqm approx