

# 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](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

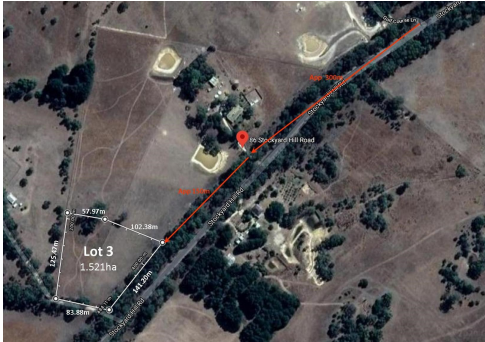
**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	Lot 5 Lake Rd BEAUFORT 3373	\$198,750	09/05/2019
2	42 Golf Course La BEAUFORT 3373	\$170,000	29/08/2018
3	2/43 Golf Course La BEAUFORT 3373	\$170,000	06/09/2018

**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 18 months.~~

This Statement of Information was prepared on:



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**Property Type:** VACANT LAND  
**Land Size:** 15210 sqm approx

**Agent Comments**

Almost 4 acre homesite with power available, fully fenced with new gate and crossover.  
Gently undulating with good pasture and scattered trees

**Indicative Selling Price**

\$160,000 - \$170,000

**Median Land Price**

19/03/2019 - 18/03/2020: \$124,500

## Comparable Properties

**Lot 5 Lake Rd BEAUFORT 3373 (REI)**

**Agent Comments**

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**Price:** \$198,750  
**Method:** Private Sale  
**Date:** 09/05/2019  
**Property Type:** Land  
**Land Size:** 24685 sqm approx

**42 Golf Course La BEAUFORT 3373 (VG)**

**Agent Comments**

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**Price:** \$170,000  
**Method:** Sale  
**Date:** 29/08/2018  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 27893 sqm approx

**2/43 Golf Course La BEAUFORT 3373 (REI)**

**Agent Comments**

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**Price:** \$170,000  
**Method:** Private Sale  
**Date:** 06/09/2018  
**Property Type:** Land  
**Land Size:** 28328.02 sqm approx

