

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

5 Speke Street, Beaufort 3373

Indicative selling price

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

Single price \$* or range between \$200,000 & \$210,000

Median sale price

Median price \$220,000 *House *Unit Suburb or locality Beaufort

Period - From 17/10/2016 to 17/10/2017 Source CoreLogic

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
37 Cummins Street, Beaufort 3373	\$220,000	14/06/2017
5 South Street, Beaufort 3373	\$210,000	20/04/2017
6 Speke Street, Beaufort 3373	\$150,000	05/04/2017