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 andpostcode

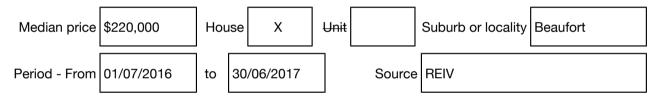
218 Dalgleishs Road, Beaufort Vic 3373

## Indicative selling price

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

| Range between | \$375,000 | & | \$405,000 |  |
|---------------|-----------|---|-----------|--|
|               |           |   |           |  |

#### Median sale price



#### 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                              | 41 South St BEAUFORT 3373       | \$430,000 | 13/05/2016   |  |
| 2                              | 153 Dalgleishs Rd BEAUFORT 3373 | \$385,000 | 18/04/2016   |  |
| 3                              | 305 Dalgleishs Rd BEAUFORT 3373 | \$370,000 | 12/05/2016   |  |

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.

Account - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765

propertydata

#### Generated: 21/09/2017 14:03

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Land Land Size: 80590 sqm approx Agent Comments

**Indicative Selling Price** \$375.000 - \$405.000 **Median House Price** Year ending June 2017: \$220,000

# **Comparable Properties**



**6** 5 **----** 3 1

Price: \$430,000 Method: Private Sale Date: 13/05/2016 Rooms: 4 Property Type: House Land Size: 52611 sqm approx

153 Dalgleishs Rd BEAUFORT 3373 (REI/VG) Agent Comments **1 1** 3 **6** 6

Price: \$385,000 Method: Private Sale Date: 18/04/2016 Rooms: 4 Property Type: House Land Size: 80940 sqm approx



305 Dalgleishs Rd BEAUFORT 3373 (REI/VG) Agent Comments



Price: \$370,000 Method: Private Sale Date: 12/05/2016 Rooms: 4 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 80940 sqm approx

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Agent Comments