

# 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

16 Burke Street, Beaufort Vic 3373

### Indicative selling price

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

Range between \$380,000 & \$395,000

### Median sale price

Median price \$472,500 Property Type House Suburb Beaufort

Period - From 08/02/2023 to 07/02/2024 Source REIV

### 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	4 Speke St BEAUFORT 3373	\$395,000	02/05/2023
2	22 Neill St BEAUFORT 3373	\$395,000	29/08/2022
3	6 Halpin St BEAUFORT 3373	\$383,000	03/11/2022

**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:

08/02/2024 11:29



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1240 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$380,000 - \$395,000  
**Median House Price**  
 08/02/2023 - 07/02/2024: \$472,500

## Comparable Properties



**4 Speke St BEAUFORT 3373 (REI/VG)**

Agent Comments



**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 02/05/2023  
**Property Type:** House  
**Land Size:** 501 sqm approx



**22 Neill St BEAUFORT 3373 (REI/VG)**

Agent Comments



**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 29/08/2022  
**Property Type:** House (Res)  
**Land Size:** 1100 sqm approx



**6 Halpin St BEAUFORT 3373 (REI/VG)**

Agent Comments



**Price:** \$383,000  
**Method:** Private Sale  
**Date:** 03/11/2022  
**Property Type:** House (Res)  
**Land Size:** 931 sqm approx

**Account - Ray White Ballarat** | P: 03 5333 4444 | F: 03 5333 4300