

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

34 Neill Street, Beaufort VIC 3373

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$350,000 & \$ 385,000

Median sale price

Median price \$435,000 Property type House Suburb Beaufort

Period - From 01 Apr 2023 to 31 Mar 2024 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
5 Pines Lane Beaufort VIC 3373	\$350,000	07.07.23
38 Lawrence Street Beaufort VIC 3373	\$340,000	14.06.23
34 High Street Beaufort VIC 3373	\$405,000	23.06.23

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: 02.04.2024