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	3a Willoby 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	$380,000	&	$415,000

Median sale price

Median price	$401,500	Property type	*House*	Suburb	Beaufort
Period - From	01.02.2023	to	31.01.2023	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
1 Hill Street Beaufort VIC 3373	$401,500	03.08.2022
2 Park Road Beaufort VIC 3373	$465,000	26.08.2021
5 Halpin Street Beaufort VIC 3373	$400,000	29.11.2022

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: 15/03/2023