

# 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

30 Stuart Road, Beaufort 3373

### Indicative selling price

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

Single price \$79,000

or range between \$\*

&

\$

### Median sale price

Median price \$57,000

\*House

\*Unit

Suburb or locality Beaufort

Period - From June 2017

to June 2018

Source REIV

### 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
Lot 3 Olinda Street, Beaufort 3373	\$80,000	21/12/2017
33 Rifle Butts Road, Beaufort 3373	\$90,000	01/02/2018
Lot 6 Grampians View Road, Beaufort 3373	\$88,000	05/12/2017