

# 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

91 Buchanan Lane, Beaufort Vic 3373

### Indicative selling price

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

Single price \$\*  or range between \$260,000  & \$280,000

### Median sale price

Land Median price \$72,000  \*House  \*Unit  Suburb or locality Beaufort

Period - From 01/07/18  to 30/06/19  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
132 Rifle Butts Road, Beaufort Vic 3373	\$225,000	09/01/19
42 Golf Course Lane, Beaufort Vic 3373	\$170,000	29/08/18
140 Skipton Road, Beaufort Vic 3373	\$355,000	20/11/18