

# 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

20 Main Street, Beeac Vic 3251

### Indicative selling price

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

Range between \$600,000 & \$660,000

### Median sale price

Median price \$265,000 Property Type House Suburb Beeac

Period - From 07/10/2019 to 06/10/2020 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 eighteen 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	122 Main St BEEAC 3251	\$355,000	24/04/2020
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 07/10/2020 11:40



**Property Type:** land  
**Land Size:** 19,000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median House Price**  
07/10/2019 - 06/10/2020: \$265,000

## Comparable Properties

122 Main St BEEAC 3251 (VG)

**Agent Comments**



**Price:** \$355,000  
**Method:** Sale  
**Date:** 24/04/2020  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 7322 sqm approx

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 eighteen months.