

## **STATEMENT OF INFORMATION**

3/16 HAVELOCK STREET, BEAUFORT, VIC 3373

PREPARED BY TOBY TANIS, JENS VEAL PARTNERS. PHONE: 0413842666



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/16 HAVELOCK STREET, BEAUFORT,**

2 1 1

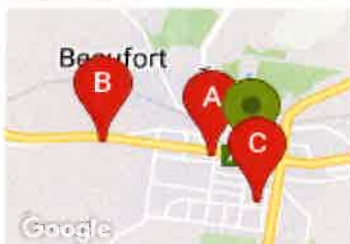
Indicative Selling Price

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

Single Price: **285,000**

Provided by: Toby Tanis, Jens Veal Partners

## MEDIAN SALE PRICE



**BEAUFORT, VIC, 3373**

Suburb Median Sale Price (Unit)

01 April 2018 to 31 March 2019

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**2 SPEKE ST, BEAUFORT, VIC 3373**

3 1 4

Sale Price

**\*\$290,000**

Sale Date: 03/04/2019

Distance from Property: 273m



**7 ARARAT RD, BEAUFORT, VIC 3373**

3 2 2

Sale Price

**\*\$240,000**

Sale Date: 08/03/2019

Distance from Property: 1km



**13 BURTON ST, BEAUFORT, VIC 3373**

3 1 8

Sale Price

**\*\$280,000**

Sale Date: 07/03/2019

Distance from Property: 284m



This report has been compiled on 11/04/2019 by Jens Veal Partners. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

3/16 HAVELOCK STREET, 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: 285,000

### Median sale price

Median price

House

Unit

X

Suburb

BEAUFORT

Period

01 April 2018 to 31 March 2019

Source



### Comparable property sales

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	Price	Date of sale
2 SPEKE ST, BEAUFORT, VIC 3373	*\$290,000	03/04/2019
7 ARARAT RD, BEAUFORT, VIC 3373	*\$240,000	08/03/2019
13 BURTON ST, BEAUFORT, VIC 3373	*\$280,000	07/03/2019

