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 and postcode	44 PHILLIPS STREET, BEULAH, VIC 3395

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:	$74,900

Median sale price

Median price	$171,500	House	X	Unit		Suburb	BEULAH
Period	01 April 2017 to 31 March 2018	Source	pricefinder				

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 property	Price	Date of sale
27 BELL ST, BEULAH, VIC 3395	**$89,000	22/12/2017
1 LALOR ST, BEULAH, VIC 3395	**$87,000	27/11/2017
40 PHILLIPS ST, BEULAH, VIC 3395	*$65,002	05/10/2017