



STATEMENT OF INFORMATION

1 LOVEL STREET, BEALIBA, VIC 3475

PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 LOVEL STREET, BEALIBA, VIC 3475

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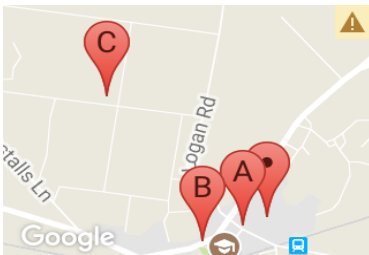
Indicative Selling Price

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

Price Range: \$150,000 to \$155,000.

Provided by: Lois De Jong, Bendigo Property Plus

MEDIAN SALE PRICE



BEALIBA, VIC, 3475

Suburb Median Sale Price (House)

\$89,500

01 January 2017 to 31 December 2017

Provided by: 

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.



9 COCHRANE ST, BEALIBA, VIC 3475

 3  1  2

Sale Price

***\$110,100**

Sale Date: 12/09/2017

Distance from Property: 169m



21 MAIN ST, BEALIBA, VIC 3475

 1  1  2

Sale Price

\$149,000

Sale Date: 27/09/2017

Distance from Property: 463m



60 QUERPELS RD, BEALIBA, VIC 3475

 4  1  -

Sale Price

\$270,000

Sale Date: 18/10/2017

Distance from Property: 1.4km



This report has been compiled on 20/02/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

1 LOVEL STREET, BEALIBA, VIC 3475

Indicative selling price

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

Price Range:

\$150,000 to \$155,000.

Median sale price

Median price

\$89,500

House

X

Unit


Suburb

BEALIBA

Period

01 January 2017 to 31 December 2017

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 property	Price	Date of sale
9 COCHRANE ST, BEALIBA, VIC 3475	*\$110,100	12/09/2017
21 MAIN ST, BEALIBA, VIC 3475	\$149,000	27/09/2017
60 QUERPELS RD, BEALIBA, VIC 3475	\$270,000	18/10/2017