

## 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 and  
postcode

21 Weston 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$210,000

&

\$220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$433,000

Property type

Farm

Suburb

Beeac

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

### 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 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
73 MAIN STREET BEEAC VIC 3251	\$170,000	30-Sep-22
34 LANG STREET BEEAC VIC 3251	\$220,000	11-Nov-21
125 MAIN STREET BEEAC VIC 3251	\$305,000	08-Oct-21

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 18 months:~~

This Statement of Information was prepared on: 01 December 2022

# Harcourts

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**73 MAIN STREET BEEAC VIC 3251**

Sold Price

**\$170,000** Sold Date **30-Sep-22**



Distance **0.28km**



**34 LANG STREET BEEAC VIC 3251**

Sold Price

**\$220,000** Sold Date **11-Nov-21**



Distance **0.68km**



**125 MAIN STREET BEEAC VIC 3251**

Sold Price

**\$305,000** Sold Date **08-Oct-21**



Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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