



STATEMENT OF INFORMATION

13 HODGE STREET, BEECHWORTH, VIC 3747

PREPARED BY ROD DEVLIN, DEVLIN BEECHWORTH, PHONE: 0400 281 999

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 HODGE STREET, BEECHWORTH, VIC

3 1 1

Indicative Selling Price

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

Price Range: **\$420,000 to \$450,000**

Provided by: Rod Devlin, Devlin Beechworth

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$395,000

01 July 2016 to 30 June 2017

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.



101 DINGLE RD, BEECHWORTH, VIC 3747

3 2 2

Sale Price

***\$472,500**

Sale Date: 03/07/2017

Distance from Property: 1.2km



260 BEECHWORTH-WANGARATTA RD,

3 2 3

Sale Price

\$420,000

Sale Date: 27/01/2017

Distance from Property: 2.6km



16 HIGH ST, BEECHWORTH, VIC 3747

3 1 1

Sale Price

\$420,000

Sale Date: 19/01/2016

Distance from Property: 931m

This report has been compiled on 07/07/2017 by Devlin Beechworth. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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41 LAST ST, BEECHWORTH, VIC 3747

 **4**  **1**  **3**

Sale Price

\$470,000

Sale Date: 23/05/2016

Distance from Property: 1.2km



21 MALAKOFF RD, BEECHWORTH, VIC 3747

 **5**  **3**  **2**

Sale Price

\$465,000

Sale Date: 14/04/2016

Distance from Property: 1.5km



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

13 HODGE STREET, BEECHWORTH, VIC 3747

Indicative selling price

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

Price Range:

\$420,000 to \$450,000

Median sale price

Median price

\$395,000

House

X

Unit


Suburb

BEECHWORTH

Period

01 July 2016 to 30 June 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
101 DINGLE RD, BEECHWORTH, VIC 3747	*\$472,500	03/07/2017
260 BEECHWORTH-WANGARATTA RD, BEECHWORTH, VIC 3747	\$420,000	27/01/2017
16 HIGH ST, BEECHWORTH, VIC 3747	\$420,000	19/01/2016
41 LAST ST, BEECHWORTH, VIC 3747	\$470,000	23/05/2016

21 MALAKOFF RD, BEECHWORTH, VIC 3747	\$465,000	14/04/2016
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