



## **STATEMENT OF INFORMATION**

1532 DIFFEY ROAD, BEECHWORTH, VIC 3747

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

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1532 DIFFEY ROAD, BEECHWORTH, VIC**

 4  2  1

**Indicative Selling Price**

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

**Price Range: \$735,000 to \$765,000**

Provided by: Rod Devlin, Devlin Beechworth

## MEDIAN SALE PRICE



**BEECHWORTH, VIC, 3747**

**Suburb Median Sale Price (House)**

**\$375,000**

01 July 2016 to 30 June 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.



**387 BUCKLAND GAP RD, BEECHWORTH, VIC**

 4  3  2

**Sale Price**

**\$750,000**

Sale Date: 16/02/2017

Distance from Property: 2.4km 



**29 MALAKOFF RD, BEECHWORTH, VIC 3747**

 4  3  2

**Sale Price**

**\$800,000**

Sale Date: 18/01/2016

Distance from Property: 1.9km 



**HAVELOCK RD, BEECHWORTH, VIC 3747**

 -  -  -

**Sale Price**

**\$800,000**

Sale Date: 23/09/2016

Distance from Property: 4.1km 

This report has been compiled on 19/09/2017 by Devlin Beechworth. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

1532 DIFFEY ROAD, BEECHWORTH, VIC 3747

Indicative selling price

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

Price Range:

\$735,000 to \$765,000

Median sale price

Median price

\$375,000

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
387 BUCKLAND GAP RD, BEECHWORTH, VIC 3747	\$750,000	16/02/2017
29 MALAKOFF RD, BEECHWORTH, VIC 3747	\$800,000	18/01/2016
HAVELOCK RD, BEECHWORTH, VIC 3747	\$800,000	23/09/2016