



## STATEMENT OF INFORMATION

30 SPRING 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



**30 SPRING STREET, BEECHWORTH, VIC**



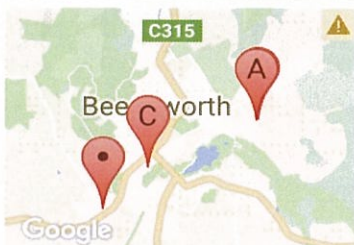
**Indicative Selling Price**

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

**Price Range: \$145,000 to \$155,000**

Provided by: Rod Devlin, Devlin Beechworth

## MEDIAN SALE PRICE




**BEECHWORTH, VIC, 3747**

**Suburb Median Sale Price (Vacant Land)**

**\$134,000**

01 October 2016 to 30 September 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.



**30 HAYES DR, BEECHWORTH, VIC 3747**



**Sale Price**

**\$120,001**

Sale Date: 07/07/2017

Distance from Property: 2.5km



**32 HAYES DR, BEECHWORTH, VIC 3747**

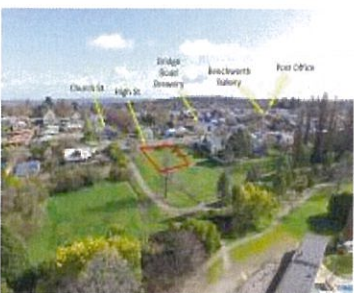


**Sale Price**

**\$120,002**

Sale Date: 28/07/2017

Distance from Property: 2.6km



**46 HIGH ST, BEECHWORTH, VIC 3747**



**Sale Price**

**\*\$135,000**

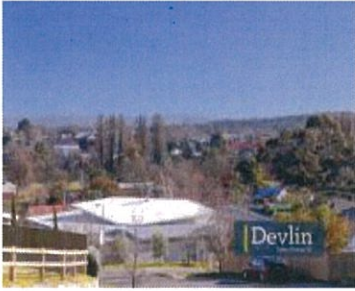
Sale Date: 20/10/2017

Distance from Property: 898m



This report has been compiled on 16/12/2017 by Devlin Beechworth. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**SHEHAN DR, BEECHWORTH, VIC 3747**

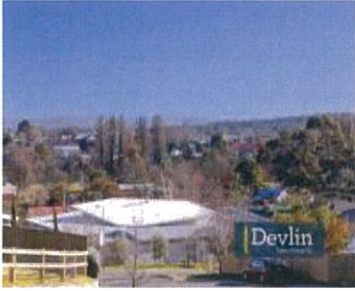


**Sale Price**

**\*\$134,000**

Sale Date: 20/10/2017

Distance from Property: 1km



**SHEHAN DR, BEECHWORTH, VIC 3747**



**Sale Price**

**\*\$130,000**

Sale Date: 31/10/2017

Distance from Property: 1km

## 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

30 SPRING STREET, 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: \$145,000 to \$155,000

### Median sale price

Median price

\$134,000

House

Unit

Suburb

BEECHWORTH

Period

01 October 2016 to 30 September  
2017

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
30 HAYES DR, BEECHWORTH, VIC 3747	\$120,001	07/07/2017
32 HAYES DR, BEECHWORTH, VIC 3747	\$120,002	28/07/2017
46 HIGH ST, BEECHWORTH, VIC 3747	*\$135,000	20/10/2017
SHEHAN DR, BEECHWORTH, VIC 3747	*\$134,000	20/10/2017

SHEHAN DR, BEECHWORTH, VIC 3747	*\$130,000	31/10/2017
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