

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 MCHARG PLACE, BEECHWORTH, VIC**

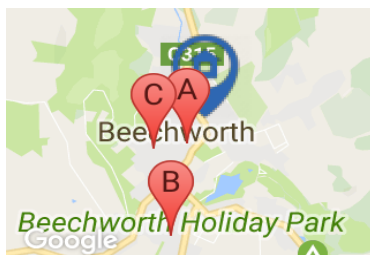
 3  2  1

**Indicative Selling Price**

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

**\$400,000 to \$435,000**

## SUBURB MEDIAN



**BEECHWORTH, VIC, 3747**

**Suburb Median Sale Price (House)**

**\$365,000**

01 April 2016 to 31 March 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.



**8 KARS ST, BEECHWORTH, VIC 3747**

 3  2  3

**Sale Price**

**\$405,000**

Sale Date: 12/12/2016

Distance from Property: 445m



**23 RAILWAY AVE, BEECHWORTH, VIC 3747**

 3  1  1

**Sale Price**

**\$435,000**

Sale Date: 12/12/2016

Distance from Property: 1.8km



**22 WOOD ST, BEECHWORTH, VIC 3747**

 3  2  2

**Sale Price**

**\$440,000**

Sale Date: 31/07/2016

Distance from Property: 819m



This report has been compiled on 17/05/2017 by Indigo Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

4 MCHARG PLACE, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price / Range

\$400,000 to \$435,000

Median sale price

Median price

\$365,000

House

X

Unit


Suburb

BEECHWORTH

Period

01 April 2016 to 31 March 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
8 KARS ST, BEECHWORTH, VIC 3747	\$405,000	12/12/2016
23 RAILWAY AVE, BEECHWORTH, VIC 3747	\$435,000	12/12/2016
22 WOOD ST, BEECHWORTH, VIC 3747	\$440,000	31/07/2016