



STATEMENT OF INFORMATION

53 LAST 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



53 LAST STREET, BEECHWORTH, VIC

 2  1  -

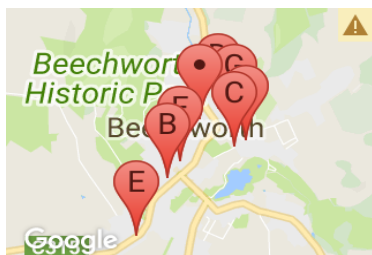
Indicative Selling Price

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

Price Range: \$260,000 to \$270,000

Provided by: Rod Devlin, Devlin Beechworth

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$425,000

01 April 2017 to 31 March 2018

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.



133 HIGH ST, BEECHWORTH, VIC 3747

 3  1  1

Sale Price

\$263,000

Sale Date: 11/09/2017

Distance from Property: 684m



8 LOCH ST, BEECHWORTH, VIC 3747

 3  1  1

Sale Price

\$265,000

Sale Date: 19/05/2017

Distance from Property: 961m



2 JUNCTION RD, BEECHWORTH, VIC 3747

 3  1  2

Sale Price

\$280,000

Sale Date: 15/05/2017

Distance from Property: 602m



This report has been compiled on 20/04/2018 by Devlin Beechworth. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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1 NANKERVIS CRT, BEECHWORTH, VIC 3747

3 2 1

Sale Price

\$280,000

Sale Date: 19/02/2017

Distance from Property: 290m



12 BRIDGE RD, BEECHWORTH, VIC 3747

2 1 2

Sale Price

***\$286,000**

Sale Date: 02/06/2017

Distance from Property: 1.9km



23 LOCH ST, BEECHWORTH, VIC 3747

3 - -

Sale Price

\$290,000

Sale Date: 04/11/2016

Distance from Property: 659m



21 VICTORIA RD, BEECHWORTH, VIC 3747

3 1 1

Sale Price

\$293,000

Sale Date: 27/03/2017

Distance from Property: 449m



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

53 LAST STREET, BEECHWORTH, VIC 3747

Indicative selling price

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

Price Range:

\$260,000 to \$270,000

Median sale price

Median price

\$425,000

House

☒

Unit

☐


Suburb

BEECHWORTH

Period

01 April 2017 to 31 March 2018

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
133 HIGH ST, BEECHWORTH, VIC 3747	\$263,000	11/09/2017
8 LOCH ST, BEECHWORTH, VIC 3747	\$265,000	19/05/2017
2 JUNCTION RD, BEECHWORTH, VIC 3747	\$280,000	15/05/2017
1 NANKERVIS CRT, BEECHWORTH, VIC 3747	\$280,000	19/02/2017

12 BRIDGE RD, BEECHWORTH, VIC 3747	*\$286,000	02/06/2017
23 LOCH ST, BEECHWORTH, VIC 3747	\$290,000	04/11/2016
21 VICTORIA RD, BEECHWORTH, VIC 3747	\$293,000	27/03/2017