



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 HIGH STREET, BEECHWORTH, VIC 3747 4 3 2

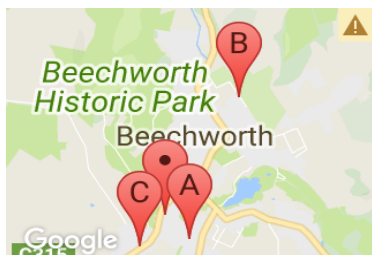
Indicative Selling Price

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

Single Price: \$450,000

Provided by: Megan Mihaljevic, First National Bonnici & Associates

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$399,000

01 January 2017 to 31 December 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.



21 RAILWAY AVE, BEECHWORTH, VIC 3747 4 2 2

Sale Price

***\$415,000**

Sale Date: 08/01/2018

Distance from Property: 474m



51 BALACLAVA RD, BEECHWORTH, VIC 3747 4 2 2

Sale Price

***\$461,000**

Sale Date: 29/08/2017

Distance from Property: 2km



18 BRIDGE RD, BEECHWORTH, VIC 3747 4 2 3

Sale Price

***\$480,000**

Sale Date: 28/04/2017

Distance from Property: 561m



This report has been compiled on 29/01/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - 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

7 HIGH STREET, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price:

\$450000

Median sale price

Median price

\$399,000

House

X

Unit

Suburb

BEECHWORTH

Period

01 January 2017 to 31 December 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
21 RAILWAY AVE, BEECHWORTH, VIC 3747	*\$415,000	08/01/2018
51 BALACLAVA RD, BEECHWORTH, VIC 3747	*\$461,000	29/08/2017
18 BRIDGE RD, BEECHWORTH, VIC 3747	*\$480,000	28/04/2017