

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**22 FORD STREET, BEECHWORTH, VIC**

 2  1  2

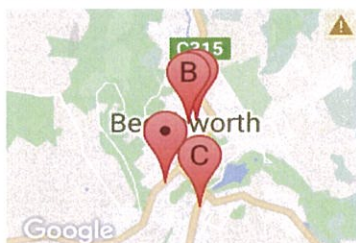
**Indicative Selling Price**

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

**Price Range: \$450,000 to \$495,000**

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:  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.



**68 LAST ST, BEECHWORTH, VIC 3747**

 3  2  4

**Sale Price**

**\$475,000**

Sale Date: 26/07/2016

Distance from Property: 1 km



**41 LAST ST, BEECHWORTH, VIC 3747**

 4  1  3

**Sale Price**

**\$470,000**

Sale Date: 23/05/2016

Distance from Property: 972m



**2 SHEHAN DR, BEECHWORTH, VIC 3747**

 3  2  2

**Sale Price**

**\$465,000**

Sale Date: 10/03/2017

Distance from Property: 605m



This report has been compiled on 14/08/2017 by Devlin Beechworth. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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