



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 21 HAYES DRIVE, BEECHWORTH, VIC



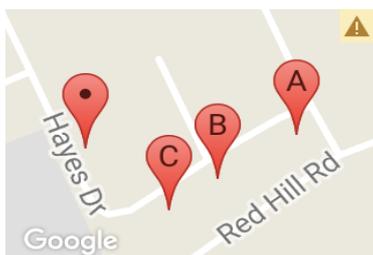
#### Indicative Selling Price

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

Single Price: **\$115,000**

Provided by: Megan Mihaljevic, First National Bonnici & Associates

## MEDIAN SALE PRICE



### BEECHWORTH, VIC, 3747

Suburb Median Sale Price (Vacant Land)

**\$132,000**

01 April 2017 to 31 March 2018

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.



### 36 HAYES DR, BEECHWORTH, VIC 3747



#### Sale Price

**\$119,500**

Sale Date: 29/01/2018

Distance from Property: 175m



### 30 HAYES DR, BEECHWORTH, VIC 3747



#### Sale Price

**\$120,001**

Sale Date: 07/07/2017

Distance from Property: 113m



### 26 HAYES DR, BEECHWORTH, VIC 3747



#### Sale Price

**\$117,000**

Sale Date: 30/08/2017

Distance from Property: 90m



This report has been compiled on 11/05/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [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

21 HAYES DRIVE, 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:

\$115,000

### Median sale price

Median price

\$132,000

House

Unit

Suburb

BEECHWORTH

Period

01 April 2017 to 31 March 2018

Source

pricfinder

### 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
36 HAYES DR, BEECHWORTH, VIC 3747	\$119,500	29/01/2018
30 HAYES DR, BEECHWORTH, VIC 3747	\$120,001	07/07/2017
26 HAYES DR, BEECHWORTH, VIC 3747	\$117,000	30/08/2017