



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 ORCHARD GROVE, BEECHWORTH, VIC**  4  2  2

### Indicative Selling Price

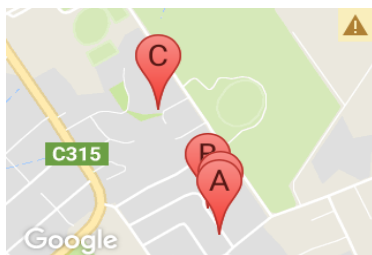
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$325,000**

Provided by: Tony Stockdale, First National Bonnici & Associates

## MEDIAN SALE PRICE



**BEECHWORTH, VIC, 3747**

Suburb Median Sale Price (House)

**\$375,000**

01 July 2016 to 30 June 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.



**5 ORCHARD GR, BEECHWORTH, VIC 3747**

 4  2  2

Sale Price

**\$318,000**

Sale Date: 03/07/2016

Distance from Property: 29m



**18 ORCHARD GR, BEECHWORTH, VIC 3747**

 3  2  2

Sale Price

**\*\$300,000**

Sale Date: 04/08/2017

Distance from Property: 79m



**7 FLEURY CRT, BEECHWORTH, VIC 3747**

 3  2  2

Sale Price

**\$345,000**

Sale Date: 30/01/2017

Distance from Property: 475m



This report has been compiled on 15/08/2017 by First National Bonnici & Associates. 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

8 ORCHARD GROVE, 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: \$325,000

Median sale price

Median price

\$375,000

House

X

Unit


Suburb

BEECHWORTH

Period

01 July 2016 to 30 June 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
5 ORCHARD GR, BEECHWORTH, VIC 3747	\$318,000	03/07/2016
18 ORCHARD GR, BEECHWORTH, VIC 3747	*\$300,000	04/08/2017
7 FLEURY CRT, BEECHWORTH, VIC 3747	\$345,000	30/01/2017