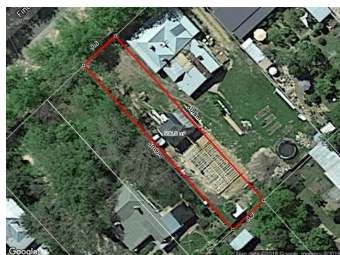




## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**38 FINCH STREET, BEECHWORTH, VIC**

2 1 1

### Indicative Selling Price

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

**Price Range: \$455,000 to \$485,000**

Provided by: Tony Stockdale, First National Bonnici & Associates

## MEDIAN SALE PRICE



**BEECHWORTH, VIC, 3747**

Suburb Median Sale Price (House)

**\$415,000**

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.



**26 SPRING ST, BEECHWORTH, VIC 3747**

2 2 1

### Sale Price

**\*\$440,000**

Sale Date: 29/03/2018

Distance from Property: 1.6km



**33 CAMP ST, BEECHWORTH, VIC 3747**

3 2 -

### Sale Price

**\*\$490,000**

Sale Date: 07/12/2017

Distance from Property: 422m



**38 LAST ST, BEECHWORTH, VIC 3747**

3 1 1

### Sale Price

**\$500,000**

Sale Date: 24/10/2017

Distance from Property: 124m



This report has been compiled on 31/05/2018 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

38 FINCH STREET, BEECHWORTH, VIC 3747

Indicative selling price

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

Price Range:

\$455,000 to \$485,000

Median sale price

Median price

\$415,000

House

X

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
26 SPRING ST, BEECHWORTH, VIC 3747	*\$440,000	29/03/2018
33 CAMP ST, BEECHWORTH, VIC 3747	*\$490,000	07/12/2017
38 LAST ST, BEECHWORTH, VIC 3747	\$500,000	24/10/2017