



STATEMENT OF INFORMATION

15 BALACLAVA ROAD, BEECHWORTH, VIC 3747 PREPARED BY DEVLIN BEECHWORTH, 1/75 FORD STREET BEECHWORTH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 BALACLAVA ROAD, BEECHWORTH, 🔑 4 🕒 2 🚓 2





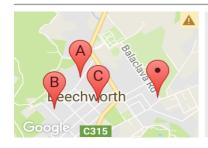


Indicative Selling Price

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

Single Price: \$625,000

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$372,500

01 October 2016 to 30 September 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.



55 BARNARD ST, BEECHWORTH, VIC 3747







Sale Price

\$605,000

Sale Date: 24/05/2016

Distance from Property: 1.1km





22 BARNARD ST, BEECHWORTH, VIC 3747







Sale Price

\$630,000

Sale Date: 18/01/2016

Distance from Property: 1.4km





65 FINCH ST, BEECHWORTH, VIC 3747







Sale Price

*\$630,000

Sale Date: 30/08/2017

Distance from Property: 794m



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	15 BALACLAVA ROAD, BEECHWORTH, VIC 3747
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Indicative selling price

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

Single Price: \$625,000

Median sale price

Median price	\$372,500	House	X	Unit		Suburb	BEECHWORTH
Period	01 October 2016 to 30 September 2017			Sour	се	P	ricefinder

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
55 BARNARD ST, BEECHWORTH, VIC 3747	\$605,000	24/05/2016
22 BARNARD ST, BEECHWORTH, VIC 3747	\$630,000	18/01/2016
65 FINCH ST, BEECHWORTH, VIC 3747	*\$630,000	30/08/2017

