



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 HIGH STREET, BEECHWORTH, VIC 3747 - -

Indicative Selling Price

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

Single Price: **\$139,000**

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (Vacant Land)

\$141,500

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.



18 KERFERD RD, BEECHWORTH, VIC 3747 - -

Sale Price

\$130,000

Sale Date: 12/09/2016

Distance from Property: 470m



WARNER RD, BEECHWORTH, VIC 3747 - -

Sale Price

\$159,000

Sale Date: 26/01/2017

Distance from Property: 790m



13 LAST ST, BEECHWORTH, VIC 3747 - -

Sale Price

***\$170,000**

Sale Date: 30/03/2017

Distance from Property: 598m

This report has been compiled on 11/09/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - 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

46 HIGH STREET, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price:

\$139,000

Median sale price

Median price

\$141,500

House

Unit

Suburb

BEECHWORTH

Period

01 July 2016 to 30 June 2017

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
18 KERFERD RD, BEECHWORTH, VIC 3747	\$130,000	12/09/2016
WARNER RD, BEECHWORTH, VIC 3747	\$159,000	26/01/2017
13 LAST ST, BEECHWORTH, VIC 3747	*\$170,000	30/03/2017