

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 33 DINGLE ROAD, BEECHWORTH, VIC







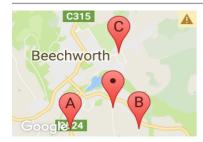
**Indicative Selling Price** 

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

Single Price: \$790,000

Provided by: Tony Stockdale, First National Bonnici & Associates

### **MEDIAN SALE PRICE**



# BEECHWORTH, VIC, 3747

**Suburb Median Sale Price (House)** 

\$399,000

01 January 2017 to 31 December 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.



116 BUCKLAND GAP RD, BEECHWORTH, VIC







Sale Price

\$730,000

Sale Date: 05/04/2017

Distance from Property: 1.3km





14 SHENNAN LANE, BEECHWORTH, VIC 3747









Sale Price

\*\$780,000

Sale Date: 19/12/2017

Distance from Property: 929m





HAVELOCK RD, BEECHWORTH, VIC 3747







Sale Price

\$800.000

Sale Date: 23/09/2016

Distance from Property: 1.6km



# 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	33 DINGLE 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:	\$790,000	

### Median sale price

Median price	\$399,000	House	X	Unit		Suburb	BEECHWORTH
Period	01 January 2017 to 31 December 2017			Source	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
116 BUCKLAND GAP RD, BEECHWORTH, VIC 3747	\$730,000	05/04/2017
14 SHENNAN LANE, BEECHWORTH, VIC 3747	*\$780,000	19/12/2017
HAVELOCK RD, BEECHWORTH, VIC 3747	\$800,000	23/09/2016