

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



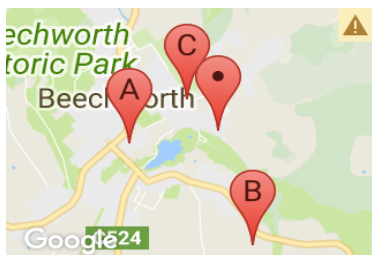
36 ELGIN ROAD, BEECHWORTH, VIC 3747  4  2  2

Indicative Selling Price

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

Single Price: **\$595,000**

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$430,500

01 April 2017 to 31 March 2018

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.



72 HIGH ST, BEECHWORTH, VIC 3747  3  1  1

Sale Price

\$518,750

Sale Date: 09/01/2018

Distance from Property: 1.2km



14 SHENNAN LANE, BEECHWORTH, VIC 3747  3  2  3

Sale Price

***\$780,000**

Sale Date: 19/12/2017

Distance from Property: 1.7km



15 BALACLAVA RD, BEECHWORTH, VIC 3747  4  2  2

Sale Price

\$560,000

Sale Date: 23/11/2017

Distance from Property: 622m



This report has been compiled on 12/04/2018 by Indigo Real Estate. Property Data Solutions Pty Ltd 2018 - 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

36 ELGIN ROAD, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price:

\$595,000

Median sale price

Median price

\$430,500

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
72 HIGH ST, BEECHWORTH, VIC 3747	\$518,750	09/01/2018
14 SHENNAN LANE, BEECHWORTH, VIC 3747	*\$780,000	19/12/2017
15 BALACLAVA RD, BEECHWORTH, VIC 3747	\$560,000	23/11/2017