

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"WEBB" 24 RYAN LANE, BEECHWORTH,

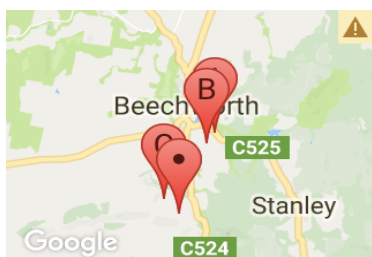
 3  1  -

Indicative Selling Price

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

Single Price: **\$469,000**

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$423,000

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.



142 STANLEY RD, BEECHWORTH, VIC 3747

 3  2  1

Sale Price

\$510,000

Sale Date: 24/11/2017

Distance from Property: 5.1km



101 DINGLE RD, BEECHWORTH, VIC 3747

 3  2  2

Sale Price

\$472,500

Sale Date: 16/05/2017

Distance from Property: 4.4km



238 FIGHTING GULLY RD, BEECHWORTH, VIC

 4  2  6

Sale Price

\$560,000

Sale Date: 03/02/2017

Distance from Property: 1.1km



This report has been compiled on 15/05/2018 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

"WEBB" 24 RYAN LANE, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price:

\$469,000

Median sale price

Median price

\$423,000

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
142 STANLEY RD, BEECHWORTH, VIC 3747	\$510,000	24/11/2017
101 DINGLE RD, BEECHWORTH, VIC 3747	\$472,500	16/05/2017
238 FIGHTING GULLY RD, BEECHWORTH, VIC 3747	\$560,000	03/02/2017