

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 3/64 FINCH STREET, BEECHWORTH, VIC 🕮 2 🕒 1 😂 -







**Indicative Selling Price** 

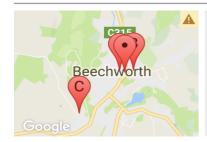
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$269,000

Provided by: Megan Mihaljevic, First National Bonnici & Associates

### **MEDIAN SALE PRICE**



# BEECHWORTH, VIC, 3747

**Suburb Median Sale Price (Unit)** 

\$247,500

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.



1/7 FREDERICK ST, BEECHWORTH, VIC 3747







Sale Price

\$289,000

Sale Date: 16/06/2017

Distance from Property: 138m





1/8 VICTORIA RD, BEECHWORTH, VIC 3747









Sale Price

**Price Withheld** 

Sale Date: 08/06/2017

Distance from Property: 231m





4/24 MALAKOFF RD, BEECHWORTH, VIC 3747 🕮 2







**Sale Price** 

\$230,000

Sale Date: 20/02/2017

Distance from Property: 1.7km



# 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	3/64 FINCH STREET, BEECHWORTH, VIC 3747
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### Indicative selling price

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

Single Price:	\$269,000

## Median sale price

Median price	\$247,500	House	Unit 🔀	Suburb	BEECHWORTH
Period	01 July 2016 to 30 June 2017		Source	F	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
1/7 FREDERICK ST, BEECHWORTH, VIC 3747	\$289,000	16/06/2017
1/8 VICTORIA RD, BEECHWORTH, VIC 3747	Price Withheld	08/06/2017
4/24 MALAKOFF RD, BEECHWORTH, VIC 3747	\$230,000	20/02/2017

