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STATEMENT OF INFORMATION

Prepared on 08 Nov 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8A Diffey Road Beechworth VIC 3747

3 1 -

Indicative Selling Price

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

Single Price \$260,000

Median Sale Price

\$399,500 Houses in Beechworth between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



2 Lower Stanley Road Beechworth VIC 3747	Sold Price	\$265,000	Sold Date	01-Aug-18
3 1 1			Distance	1.64km



1 Moss Grove Way Beechworth VIC 3747	Sold Price	\$267,500	Sold Date	21-Dec-17
3 1 1			Distance	2.68km

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**53A Last Street Beechworth VIC
3747**

2 1 2

Sold Price

\$275,000

Sold Date

26-May-18

Distance

2.43km

Notes from your agent

Please note that the land size for this sale was 1,009m2

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