



## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

3 John Crescent Beechworth VIC 3747

2 1 -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$339,000

### Median Sale Price

\$392,000 Houses in Beechworth between May 2017 - Apr 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.

<b>24B Ford Street Beechworth VIC 3747</b>	Sold Price	<b>\$340,000</b>	Sold Date	<b>21-Sep-17</b>
2  1  -			Distance	<b>0.43km</b>



<b>132 High Street Beechworth VIC 3747</b>	Sold Price	<b>\$320,000</b>	Sold Date	<b>01-Dec-16</b>
3  1  2			Distance	<b>1.35km</b>



<b>15A Victoria Road Beechworth VIC 3747</b>	Sold Price	<b>\$325,000</b>	Sold Date	<b>26-Oct-17</b>
3  2  2			Distance	<b>1.55km</b>

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