



## STATEMENT OF INFORMATION

8 ELGIN ROAD, BEECHWORTH, VIC 3747

PREPARED BY ROD DEVLIN, DEVLIN BEECHWORTH, PHONE: 0400 281 999

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 ELGIN ROAD, BEECHWORTH, VIC 3747  10  5  2

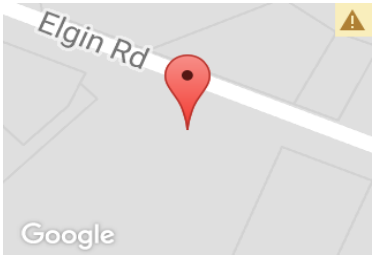
Indicative Selling Price

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

Single Price: **\$1,425,000**

Provided by: Rod Devlin, Devlin Beechworth

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

**\$373,750**

01 October 2016 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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<br>Including suburb and<br>postcode | 8 ELGIN ROAD, BEECHWORTH, VIC 3747 |
|---|------------------------------------|

Indicative selling price

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

|               |             |
|---------------|-------------|
| Single Price: | \$1,425,000 |
|---------------|-------------|

Median sale price

|              |                                      |       |   |        |  |        |            |
|--------------|--------------------------------------|-------|---|--------|--|--------|------------|
| Median price | \$373,750                            | House | X | Unit   |  | Suburb | BEECHWORTH |
| Period       | 01 October 2016 to 30 September 2017 |       |   | Source |  |        |            |

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.