

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**10 DIFFEY RD, BEECHWORTH, VIC 3747**

 4  2  1

### Indicative Selling Price

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

Single Price: **\$395,000**

## MEDIAN SALE PRICE



**BEECHWORTH, VIC, 3747**

Suburb Median Sale Price (Vacant Land)

**\$141,500**

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.



**49 BALACLAVA RD, BEECHWORTH, VIC 3747**

 4  2  3

### Sale Price

**\*\$436,000**

Sale Date: 30/08/2017

Distance from Property: 3km



**21 HODGE ST, BEECHWORTH, VIC 3747**

 4  3  1

### Sale Price

**\*\$410,000**

Sale Date: 15/06/2017

Distance from Property: 1.9km



**260 BEECHWORTH-WANGARATTA RD,**

 3  2  3

### Sale Price

**\$420,000**

Sale Date: 27/01/2017

Distance from Property: 1km



This report has been compiled on 14/09/2017 by Indigo Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

10 DIFFEY RD, 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:

\$395,000

Median sale price

Median price

\$141,500

House

Unit


Suburb

BEECHWORTH

Period

01 July 2016 to 30 June 2017

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
49 BALACLAVA RD, BEECHWORTH, VIC 3747	*\$436,000	30/08/2017
21 HODGE ST, BEECHWORTH, VIC 3747	*\$410,000	15/06/2017
260 BEECHWORTH-WANGARATTA RD, BEECHWORTH, VIC 3747	\$420,000	27/01/2017