

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 DIFFEY RD, BEECHWORTH, VIC 3747







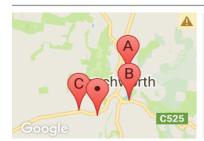
Indicative Selling Price

For the meaning of this price see 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







Sale Price

*\$436,000

Sale Date: 30/08/2017

Distance from Property: 3km





21 HODGE ST, BEECHWORTH, VIC 3747







Sale Price

*\$410,000

Sale Date: 15/06/2017

Distance from Property: 1.9km





260 BEECHWORTH-WANGARATTA RD,







Sale Price

\$420,000

Sale Date: 27/01/2017

Distance from Property: 1km



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			

Single Price:	\$395,000
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For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$141,500	House	Unit	Suburb	BEECHWORTH
Period	01 July 2016 to 30 Jun	Source		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
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

