

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39 LOCH STREET, BEECHWORTH, VIC







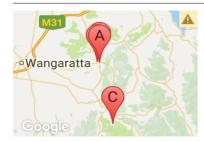
Indicative Selling Price

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

Single Price:

\$1,325,000

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

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.



3 FLETCHER RD, BEECHWORTH, VIC 3747







Sale Price

\$1,350,000

Sale Date: 23/09/2016

Distance from Property: 1.2km





10 MALAKOFF RD, BEECHWORTH, VIC 3747







Sale Price

\$1,350,000

Sale Date: 07/04/2016

Distance from Property: 1.3km





782 BUFFALO CREEK RD, MYRTLEFORD, VIC







Sale Price

Price Withheld

Sale Date: 10/07/2017

Distance from Property: 30km



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 39 LC

Indicative selling price

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

Single Price:	\$1,325,000

Median sale price

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

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
3 FLETCHER RD, BEECHWORTH, VIC 3747	\$1,350,000	23/09/2016
10 MALAKOFF RD, BEECHWORTH, VIC 3747	\$1,350,000	07/04/2016
782 BUFFALO CREEK RD, MYRTLEFORD, VIC 3737	Price Withheld	10/07/2017

