



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/1 CHURCH STREET, BEECHWORTH, VIC 2 1 1

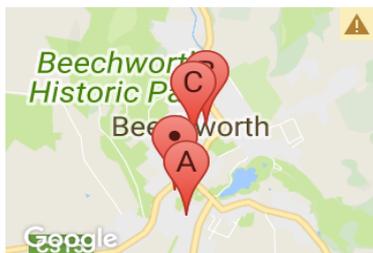
Indicative Selling Price

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

Single Price: **\$320,000**

Provided by: Megan Mihaljevic, First National Bonnici & Associates

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (Unit)

\$265,000

01 January 2017 to 31 December 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 JOHN CRES, BEECHWORTH, VIC 3747

2 1 -

Sale Price

***\$320,000**

Sale Date: 10/01/2018

Distance from Property: 397m



1/7 FREDERICK ST, BEECHWORTH, VIC 3747

2 2 1

Sale Price

\$289,000

Sale Date: 16/06/2017

Distance from Property: 1km



3/5 KARS ST, BEECHWORTH, VIC 3747

2 1 1

Sale Price

***\$299,000**

Sale Date: 20/03/2018

Distance from Property: 831m



This report has been compiled on 21/03/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - 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

2/1 CHURCH STREET, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price:

\$320,000

Median sale price

Median price

\$265,000

House

Unit

X

Suburb

BEECHWORTH

Period

01 January 2017 to 31 December
2017

Source

pricfinder

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 JOHN CRES, BEECHWORTH, VIC 3747	*\$320,000	10/01/2018
1/7 FREDERICK ST, BEECHWORTH, VIC 3747	\$289,000	16/06/2017
3/5 KARS ST, BEECHWORTH, VIC 3747	*\$299,000	20/03/2018