

STATEMENT OF INFORMATION

9 BEACONSFIELD PARADE, GLENROWAN, VIC 3675 PREPARED BY DISTRICT PROPERTY GROUP, 62 HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 BEACONSFIELD PARADE,







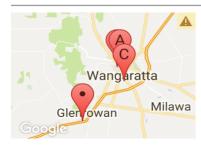
Indicative Selling Price

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

Price Range:

\$265,000 to \$275,000

MEDIAN SALE PRICE



GLENROWAN, VIC, 3675

Suburb Median Sale Price (House)

\$320,000

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.



125 ROWAN ST, WANGARATTA, VIC 3677







Sale Price

\$285,000

Sale Date: 31/05/2017

Distance from Property: 15km





13 BRODIE ST, WANGARATTA, VIC 3677







Sale Price

\$250,257

Sale Date: 06/07/2017

Distance from Property: 15km





3 PUGLISI CRT, WANGARATTA, VIC 3677







Sale Price

\$270.000

Sale Date: 07/07/2017

Distance from Property: 13km



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 9 BEACONSFIELD PARADE, GLENROWAN, VIC 3675

Indicative selling price

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

Price Range: \$265,000 to \$275,000

Median sale price

Median price	\$320,000	House	X	Unit	Suburb	GLENROWAN	
Period	01 October 2016 to 30 September 2017			Source	p	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
125 ROWAN ST, WANGARATTA, VIC 3677	\$285,000	31/05/2017
13 BRODIE ST, WANGARATTA, VIC 3677	\$250,257	06/07/2017
3 PUGLISI CRT, WANGARATTA, VIC 3677	\$270,000	07/07/2017