



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



559 BEECHWORTH-CHILTERN ROAD,



Indicative Selling Price

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

Single Price: **\$495,000**

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$375,000

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.



982 BEECHWORTH-CHILTERN RD, CHILTERN,



Sale Price

\$540,000

Sale Date: 13/01/2017

Distance from Property: 4.2km



230 BEECHWORTH-CHILTERN RD,



Sale Price

\$590,000

Sale Date: 23/05/2016

Distance from Property: 3km



621 BEECHWORTH-CHILTERN RD,



Sale Price

\$675,000

Sale Date: 06/09/2016

Distance from Property: 742m



This report has been compiled on 17/10/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - 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

559 BEECHWORTH-CHILTERN ROAD, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price: \$495,000

Median sale price

Median price

\$375,000

House

Unit

Suburb

BEECHWORTH

Period

01 October 2016 to 30 September 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
982 BEECHWORTH-CHILTERN RD, CHILTERN, VIC 3683	\$540,000	13/01/2017
230 BEECHWORTH-CHILTERN RD, BEECHWORTH, VIC 3747	\$590,000	23/05/2016
621 BEECHWORTH-CHILTERN RD, BEECHWORTH, VIC 3747	\$675,000	06/09/2016