



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 KARS STREET, BEECHWORTH, VIC

4 2 2

Indicative Selling Price

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

Single Price:

\$489,000

Provided by: Megan Mihaljevic, 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.



46 BARNARD ST, BEECHWORTH, VIC 3747

2 - -

Sale Price

\$525,000

Sale Date: 18/11/2016

Distance from Property: 133m



18 BRIDGE RD, BEECHWORTH, VIC 3747

4 2 3

Sale Price

***\$480,000**

Sale Date: 28/04/2017

Distance from Property: 1.7km



11 MALAKOFF RD, BEECHWORTH, VIC

4 2 3

Sale Price

***\$480,000**

Sale Date: 15/06/2017

Distance from Property: 1.6km



This report has been compiled on 16/11/2017 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

15 KARS STREET, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price:

\$489,000

Median sale price

Median price

\$375,000

House

X

Unit


Suburb

BEECHWORTH

Period

01 October 2016 to 30 September 2017

Source



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
46 BARNARD ST, BEECHWORTH, VIC 3747	\$525,000	18/11/2016
18 BRIDGE RD, BEECHWORTH, VIC 3747	*\$480,000	28/04/2017
11 MALAKOFF RD, BEECHWORTH, VIC 3747	*\$480,000	15/06/2017