

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 15 KARS STREET, BEECHWORTH, VIC







**Indicative Selling Price** 

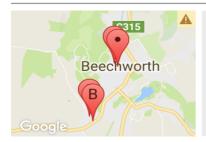
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$525,000

Sale Date: 18/11/2016

Distance from Property: 133m





18 BRIDGE RD, BEECHWORTH, VIC 3747







**Sale Price** 

\*\$480,000

Sale Date: 28/04/2017

Distance from Property: 1.7km





11 MALAKOFF RD, BEECHWORTH, VIC







**Sale Price** 

\*\$480,000

Sale Date: 15/06/2017

Distance from Property: 1.6km



# 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
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### 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	Χ	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
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