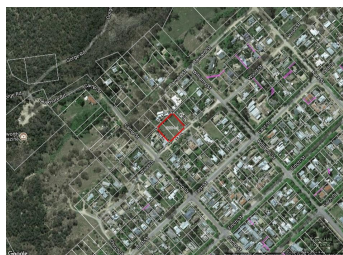


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### LOT 5 WOOD STREET, BEECHWORTH,

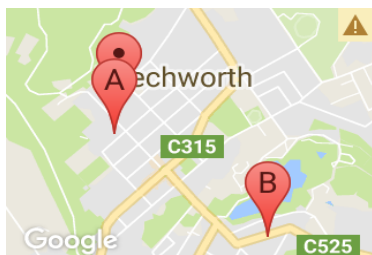
 -  -  -

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$175,000**

## MEDIAN SALE PRICE



### BEECHWORTH, VIC, 3747

Suburb Median Sale Price (Other)

**\$517,500**

01 July 2016 to 30 June 2017

Provided by: 

## 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.



### 2 SPRING ST, BEECHWORTH, VIC 3747

 -  -  -

Sale Price

**\*\$150,000**

Sale Date: 28/04/2017

Distance from Property: 1.4km



### 13 LAST ST, BEECHWORTH, VIC 3747

 -  -  -

Sale Price

**\*\$170,000**

Sale Date: 30/03/2017

Distance from Property: 191m



### 18 HODGE ST, BEECHWORTH, VIC 3747

 2  1  -

Sale Price

**\$169,000**

Sale Date: 16/03/2017

Distance from Property: 1.4km



This report has been compiled on 21/07/2017 by Indigo Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

LOT 5 WOOD STREET, BEECHWORTH, VIC 3747 - 1018 SQM

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$175,000

Median sale price

Median price

\$517,500

House

Unit


Suburb

BEECHWORTH

Period

01 July 2016 to 30 June 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
2 SPRING ST, BEECHWORTH, VIC 3747	*\$150,000	28/04/2017
13 LAST ST, BEECHWORTH, VIC 3747	*\$170,000	30/03/2017
18 HODGE ST, BEECHWORTH, VIC 3747	\$169,000	16/03/2017