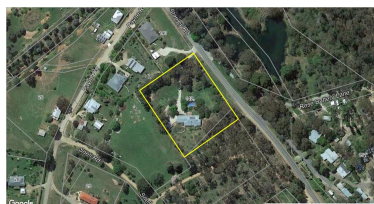


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**142 STANLEY ROAD, BEECHWORTH, VIC**



**Indicative Selling Price**

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

**Price Range: \$500,000 to \$515,000**

## MEDIAN SALE PRICE



**BEECHWORTH, VIC, 3747**

**Suburb Median Sale Price (House)**

**\$375,000**

01 October 2016 to 30 September 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.



**60 KIBELL LANE, BEECHWORTH, VIC 3747**



**Sale Price**

**\$558,000**

Sale Date: 06/03/2017

Distance from Property: 2.5km



**134 MCFEETERS RD, BEECHWORTH, VIC 3747**



**Sale Price**

**\$510,000**

Sale Date: 24/10/2016

Distance from Property: 6.1km



**68 DINGLE RD, BEECHWORTH, VIC 3747**



**Sale Price**

**\$573,000**

Sale Date: 26/07/2016

Distance from Property: 564m



This report has been compiled on 26/10/2017 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

142 STANLEY ROAD, BEECHWORTH, VIC 3747

Indicative selling price

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

Price Range:

\$500,000 to \$515,000

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
60 KIBELL LANE, BEECHWORTH, VIC 3747	\$558,000	06/03/2017
134 MCFEETERS RD, BEECHWORTH, VIC 3747	\$510,000	24/10/2016
68 DINGLE RD, BEECHWORTH, VIC 3747	\$573,000	26/07/2016