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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

4 Wood Street Beechworth VIC 3747

4 3 2

### Indicative Selling Price

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

Single Price \$510,000

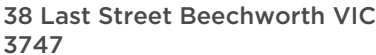


### Median Sale Price

\$397,500 Houses in Beechworth between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.

		Sold Price	<b>\$500,000</b>	Sold Date	<b>24-Oct-17</b>
3  -  -				Distance	<b>0.51km</b>
	110-112 High Street Beechworth VIC 3747	Sold Price	<b>\$505,000</b>	Sold Date	<b>21-Oct-18</b>
4  2  2				Distance	<b>1.07km</b>
	72 High Street Beechworth VIC 3747	Sold Price	<b>\$518,750</b>	Sold Date	<b>09-Jan-18</b>
3  1  1				Distance	<b>0.73km</b>

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