

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 THOMPSON STREET, BEECHWORTH,**

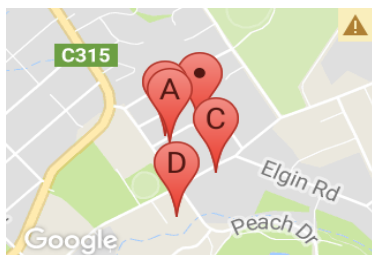
 3  1  1

**Indicative Selling Price**

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

**Price Range: \$310,000 to \$330,000**

## MEDIAN SALE PRICE



**BEECHWORTH, VIC, 3747**

**Suburb Median Sale Price (House)**

**\$424,000**

01 April 2017 to 31 March 2018

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 LE COUTEUR AVE, BEECHWORTH, VIC 3747**

 3  1  1

**Sale Price**

**\$299,000**

Sale Date: 22/02/2018

Distance from Property: 112m



**1 LE COUTEUR AVE, BEECHWORTH, VIC 3747**

 3  1  -

**Sale Price**

**\*\*\$305,000**

Sale Date: 11/09/2017

Distance from Property: 117m



**132 HIGH ST, BEECHWORTH, VIC 3747**

 3  1  2

**Sale Price**

**\$320,000**

Sale Date: 01/12/2016

Distance from Property: 175m



This report has been compiled on 09/05/2018 by Indigo Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**4 PEACH DR, BEECHWORTH, VIC 3747**

 **3**  **1**  **1**

Sale Price

**\$350,000**

Sale Date: 08/12/2017

Distance from Property: 334m



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

14 THOMPSON STREET, 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:

\$310,000 to \$330,000

Median sale price

Median price

\$424,000

House

X

Unit


Suburb

BEECHWORTH

Period

01 April 2017 to 31 March 2018

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 LE COUTEUR AVE, BEECHWORTH, VIC 3747	\$299,000	22/02/2018
1 LE COUTEUR AVE, BEECHWORTH, VIC 3747	**\$305,000	11/09/2017
132 HIGH ST, BEECHWORTH, VIC 3747	\$320,000	01/12/2016
4 PEACH DR, BEECHWORTH, VIC 3747	\$350,000	08/12/2017