

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 GRATTON WAY, BEECHWORTH, VIC







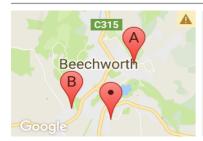
Indicative Selling Price

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

Single Price:

\$555,000

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$397,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



15 BALACLAVA RD, BEECHWORTH, VIC







Sale Price

Price Withheld

Sale Date: 30/11/2017

Distance from Property: 1.7km





10 PRITCHARD LANE, BEECHWORTH, VIC









Sale Price

Price Withheld

Sale Date: 19/12/2017

Distance from Property: 1.1km



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	6 GRATTON WAY, BEECHWORTH, VIC 3747
---	-------------------------------------

Indicative selling price

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

Single Price:	\$555,000

Median sale price

Median price	\$397,000	House	X	Unit	Suburb	BEECHWORTH
Period	01 January 2017 to 31 December 2017		Source		pricefinder	

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
15 BALACLAVA RD, BEECHWORTH, VIC 3747	Price Withheld	30/11/2017
10 PRITCHARD LANE, BEECHWORTH, VIC 3747	Price Withheld	19/12/2017