



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 FINCH STREET, BEECHWORTH, VIC 3747  3  1  3

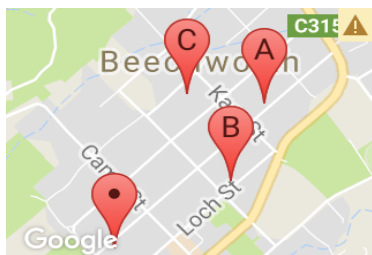
Indicative Selling Price

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

Price Range: \$500,000 to \$520,000

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$372,500

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.



65 FINCH ST, BEECHWORTH, VIC 3747

 3  1  4

Sale Price

***\$630,000**

Sale Date: 30/08/2017

Distance from Property: 728m



29 LOCH ST, BEECHWORTH, VIC 3747

 3  2  2

Sale Price

\$540,000

Sale Date: 29/04/2017

Distance from Property: 459m



42 WOOD ST, BEECHWORTH, VIC 3747

 4  2  2

Sale Price

\$530,000

Sale Date: 14/12/2016

Distance from Property: 613m



This report has been compiled on 04/10/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - 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

4 FINCH STREET, BEECHWORTH, VIC 3747

Indicative selling price

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

Price Range:

\$500,000 to \$520,000

Median sale price

Median price

\$372,500

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
65 FINCH ST, BEECHWORTH, VIC 3747	*\$630,000	30/08/2017
29 LOCH ST, BEECHWORTH, VIC 3747	\$540,000	29/04/2017
42 WOOD ST, BEECHWORTH, VIC 3747	\$530,000	14/12/2016