



STATEMENT OF INFORMATION

3 JOHN CRESCENT, BEECHWORTH, VIC 3747

PREPARED BY ROD DEVLIN, DEVLIN BEECHWORTH, PHONE: 0400 281 999

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 JOHN CRESCENT, BEECHWORTH, VIC

 2  1  -

Indicative Selling Price

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

Price Range: **\$325,000 to \$335,000**

Provided by: Rod Devlin, Devlin Beechworth

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$397,000

01 January 2017 to 31 December 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.



15 VICTORIA RD, BEECHWORTH, VIC 3747

 3  2  2

Sale Price

***\$325,000**

Sale Date: 02/11/2017

Distance from Property: 1.5km



89 KIBELL LANE, BEECHWORTH, VIC 3747

 3  1  1

Sale Price

***\$325,000**

Sale Date: 14/11/2017

Distance from Property: 3.2km



7 BAKULIS CRT, BEECHWORTH, VIC 3747

 3  1  1

Sale Price

\$327,500

Sale Date: 05/06/2017

Distance from Property: 401m



This report has been compiled on 02/01/2018 by Devlin Beechworth. Property Data Solutions Pty Ltd 2018 - 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

3 JOHN CRESCENT, BEECHWORTH, VIC 3747

Indicative selling price

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Price Range:

\$325,000 to \$335,000

Median sale price

Median price

\$397,000

House

X

Unit


Suburb

BEECHWORTH

Period

01 January 2017 to 31 December 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
15 VICTORIA RD, BEECHWORTH, VIC 3747	*\$325,000	02/11/2017
89 KIBELL LANE, BEECHWORTH, VIC 3747	*\$325,000	14/11/2017
7 BAKULIS CRT, BEECHWORTH, VIC 3747	\$327,500	05/06/2017