



STATEMENT OF INFORMATION

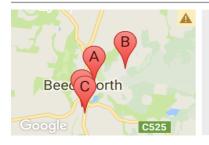
3 JOHN CRESCENT, BEECHWORTH, VIC 3747 PREPARED BY ROD DEVLIN, DEVLIN BEECHWORTH, PHONE: 0400 281 999

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

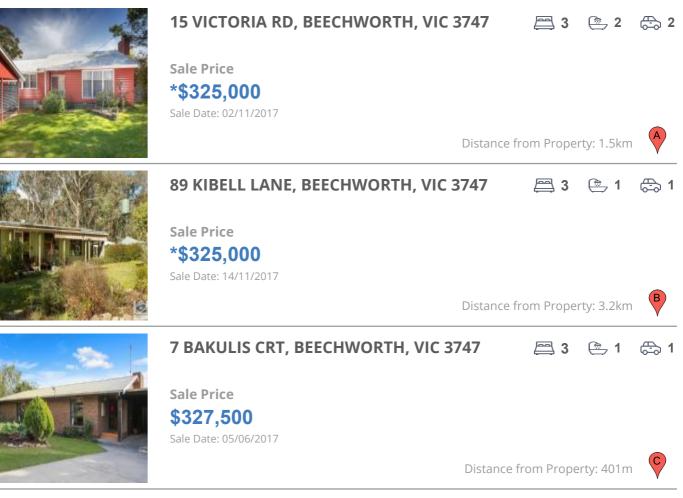
\$397,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



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

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

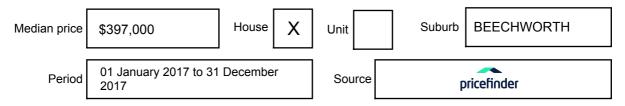
Indicative selling price

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

Price Range:

\$325,000 to \$335,000

Median sale price



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