

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



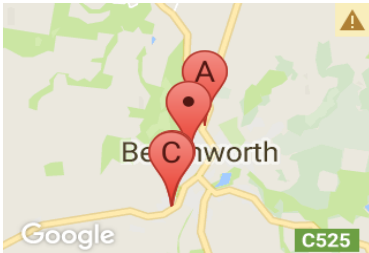
**27 WILLIAMS STREET, BEECHWORTH, VIC**  -  -  -

### Indicative Selling Price

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

Price Range: **\$138,000 to \$150,000**

## MEDIAN SALE PRICE



**BEECHWORTH, VIC, 3747**

Suburb Median Sale Price (Vacant Land)

**\$130,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**3 CEMETERY RD, BEECHWORTH, VIC 3747**  -  -  -

Sale Price

**\*\$143,000**

Sale Date: 06/04/2018

Distance from Property: 963m 



**30 SPRING ST, BEECHWORTH, VIC 3747**  -  -  -

Sale Price

**\$155,000**

Sale Date: 14/12/2017

Distance from Property: 1.5km 



**28 SPRING ST, BEECHWORTH, VIC 3747**  -  -  -

Sale Price

**\*\*\$155,000**

Sale Date: 14/12/2017

Distance from Property: 1.5km 

This report has been compiled on 13/06/2018 by Indigo Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

27 WILLIAMS 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: \$138,000 to \$150,000

### Median sale price

Median price \$130,000

House

Unit

Suburb

BEECHWORTH

Period 01 April 2017 to 31 March 2018

Source

pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3 CEMETERY RD, BEECHWORTH, VIC 3747	*\$143,000	06/04/2018
30 SPRING ST, BEECHWORTH, VIC 3747	\$155,000	14/12/2017
28 SPRING ST, BEECHWORTH, VIC 3747	**\$155,000	14/12/2017