



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 BALACLAVA ROAD, BEECHWORTH,

4 1 3

Indicative Selling Price

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

Single Price:

\$399,000

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$385,000

01 October 2016 to 30 September 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.



49 BALACLAVA RD, BEECHWORTH, VIC 3747

3 2 3

Sale Price

\$436,000

Sale Date: 21/08/2017

Distance from Property: 29m



32 LOWER STANLEY RD, BEECHWORTH, VIC

3 1 1

Sale Price

\$370,000

Sale Date: 03/05/2017

Distance from Property: 1.6km



23 RAILWAY AVE, BEECHWORTH, VIC 3747

3 1 1

Sale Price

\$435,000

Sale Date: 12/12/2016

Distance from Property: 2.1km



This report has been compiled on 29/11/2017 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

47 BALACLAVA ROAD, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price:

\$399,000

Median sale price

Median price

\$385,000

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
49 BALACLAVA RD, BEECHWORTH, VIC 3747	\$436,000	21/08/2017
32 LOWER STANLEY RD, BEECHWORTH, VIC 3747	\$370,000	03/05/2017
23 RAILWAY AVE, BEECHWORTH, VIC 3747	\$435,000	12/12/2016