



Rod Devlin

P (03) 5728 1999

M 0418361935

E rod@devlinsbeechworth.com.au

STATEMENT OF INFORMATION

Prepared on 08 Oct 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1 Orchard Grove Beechworth VIC 3747

3 2 2

Indicative Selling Price

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

Single Price \$344,500

Median Sale Price

\$397,500 Houses in Beechworth between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



49A Camp Street Beechworth VIC 3747

3 1 1

Sold Price

\$335,000

Sold Date

23-May-18

Distance

1.25km



14 Church Street Beechworth VIC 3747

2 1 1

Sold Price

\$345,000

Sold Date

30-Mar-18

Distance

1.34km



4 Peach Drive Beechworth VIC 3747

3 1 1

Sold Price

\$350,000

Sold Date

08-Dec-17

Distance

0.32km

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**4 Fletcher Road Beechworth VIC
3747**

Sold Price

\$365,000

Sold Date

02-Oct-17



3



1



2

Distance

1.59km

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