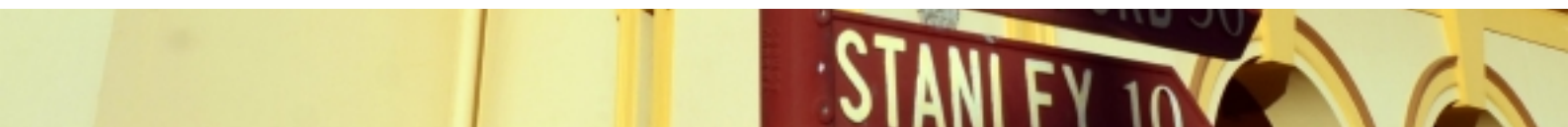




STATEMENT OF INFORMATION

28 PAYNE ROAD, BEECHWORTH, VIC 3747

PREPARED BY INDIGO REAL ESTATE, 29B CAMP STREET BEECHWORTH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



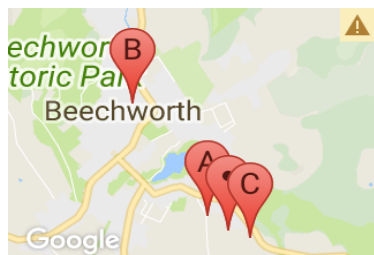
28 PAYNE ROAD, BEECHWORTH, VIC 3747  3  2  2

Indicative Selling Price

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

Price Range: **\$700,000 to \$750,000**

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$430,500

01 April 2017 to 31 March 2018

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.



33 DINGLE RD, BEECHWORTH, VIC 3747  4  2  2

Sale Price

***\$770,000**

Sale Date: 15/03/2018

Distance from Property: 349m



11 FREDERICK ST, BEECHWORTH, VIC 3747  3  2  3

Sale Price

****\$720,000**

Sale Date: 09/08/2017

Distance from Property: 2.3km



27 MCCORMACK RD, BEECHWORTH, VIC 3747  3  2  1

Sale Price

\$725,000

Sale Date: 05/07/2017

Distance from Property: 316m



This report has been compiled on 12/04/2018 by Indigo Real Estate. 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

28 PAYNE ROAD, BEECHWORTH, VIC 3747

Indicative selling price

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

Price Range:

\$700,000 to \$750,000

Median sale price

Median price

\$430,500

House

X

Unit


Suburb

BEECHWORTH

Period

01 April 2017 to 31 March 2018

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
33 DINGLE RD, BEECHWORTH, VIC 3747	*\$770,000	15/03/2018
11 FREDERICK ST, BEECHWORTH, VIC 3747	**\$720,000	09/08/2017
27 MCCORMACK RD, BEECHWORTH, VIC 3747	\$725,000	05/07/2017