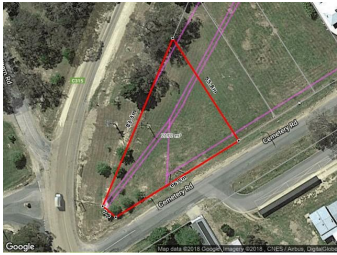


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1-9 CEMETERY ROAD, BEECHWORTH,



Indicative Selling Price

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

Single Price: \$143,000

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (Vacant Land)

\$141,500

01 July 2017 to 30 June 2018

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.



245 BEECHWORTH-WODONGA RD,



Sale Price

\$175,000

Sale Date: 26/03/2017

Distance from Property: 726m



55 LAST ST, BEECHWORTH, VIC 3747



Sale Price

\$140,000

Sale Date: 28/11/2017

Distance from Property: 588m



3 CEMETERY RD, BEECHWORTH, VIC 3747



Sale Price

\$143,000

Sale Date: 29/03/2018

Distance from Property: 30m



This report has been compiled on 13/08/2018 by Ravida Real Estate. Property Data Solutions Pty Ltd 2018 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.

Property offered for

Address
Including suburb and
postcode

1-9 CEMETERY ROAD, BEECHWORTH, VIC

Indicative selling price

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

Single Price:

\$143,000

Median sale price

Median price

\$141,500

House

Unit

Suburb

BEECHWORTH

Period

01 July 2017 to 30 June 2018

Source


pricfinder

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

Price

Date of sale

245 BEECHWORTH-WODONGA RD, BEECHWORTH, VIC 3747	\$175,000	26/03/2017
55 LAST ST, BEECHWORTH, VIC 3747	\$140,000	28/11/2017
3 CEMETERY RD, BEECHWORTH, VIC 3747	\$143,000	29/03/2018