

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 PRITCHARD LANE, BEECHWORTH, VIC 🕮 3 🕒 1







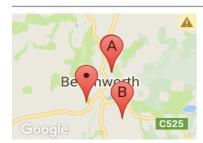
Indicative Selling Price

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

Single Price: \$459,000

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$415,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

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.



49 BALACLAVA RD, BEECHWORTH, VIC 3747







Sale Price

\$436,000

Sale Date: 21/08/2017

Distance from Property: 2.2km





101 DINGLE RD, BEECHWORTH, VIC 3747







Sale Price

\$472,500

Sale Date: 16/05/2017

Distance from Property: 2.1km





51 BALACLAVA RD, BEECHWORTH, VIC 3747







Sale Price

\$461,000

Sale Date: 16/08/2017

Distance from Property: 2.2km



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	
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting $% \left(1\right) =\left(1\right) \left(1\right)$

Single Price:	\$459,000

Median sale price

Median price	\$415,000	House	X	Unit		Suburb	BEECHWORTH
Period	01 April 2017 to 31 March 2018			Sour	rce	P	ricefinder

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
49 BALACLAVA RD, BEECHWORTH, VIC 3747	\$436,000	21/08/2017
101 DINGLE RD, BEECHWORTH, VIC 3747	\$472,500	16/05/2017
51 BALACLAVA RD, BEECHWORTH, VIC 3747	\$461,000	16/08/2017