

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 11 FREDERICK STREET, BEECHWORTH, 🕮 3 🕒 2 😂 3







**Indicative Selling Price** 

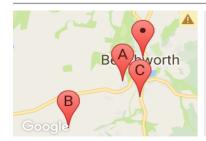
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$729,000

Provided by: Tony Stockdale, First National Bonnici & Associates

### **MEDIAN SALE PRICE**



# BEECHWORTH, VIC, 3747

**Suburb Median Sale Price (House)** 

\$380,000

01 April 2016 to 31 March 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.



# 29 MALAKOFF RD, BEECHWORTH, VIC 3747







Sale Price

\$800,000

Sale Date: 18/01/2016

Distance from Property: 1.7km





#### 16 BEECHWORTH-WANGARATTA RD,









Sale Price

\$742,000

Sale Date: 13/08/2016

Distance from Property: 5.7km





116 BUCKLAND GAP RD, BEECHWORTH, VIC







Sale Price

**Price Withheld** 

Sale Date: 24/04/2017

Distance from Property: 2.3km



# 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	11 FREDERICK STREET, BEECHWORTH, VIC 3747
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#### Indicative selling price

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

Single Price:	\$729,000

# Median sale price

Median price	\$380,000	House	Unit	Suburb	BEECHWORTH
Period	01 April 2016 to 31 March 2017		Source		ricefinder

## 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
29 MALAKOFF RD, BEECHWORTH, VIC 3747	\$800,000	18/01/2016
16 BEECHWORTH-WANGARATTA RD, BEECHWORTH, VIC 3747	\$742,000	13/08/2016
116 BUCKLAND GAP RD, BEECHWORTH, VIC 3747	Price Withheld	24/04/2017

