Bonnici & Associates

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 FORD STREET, BEECHWORTH, VIC 3747

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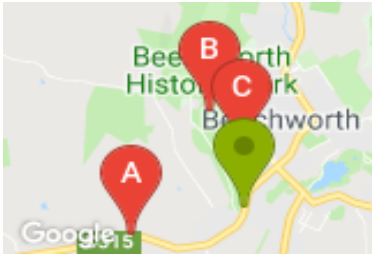
Indicative Selling Price

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

Single Price: **$540,000**

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

$447,500

01 April 2018 to 31 March 2019

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.



260 BEECHWORTH-WANGARATTA RD,

3 2 3

Sale Price

$511,000

Sale Date: 23/01/2019

Distance from Property: 1.5km (A)



187 GORGE RD, BEECHWORTH, VIC 3747

3 - -

Sale Price

$548,000

Sale Date: 25/06/2018

Distance from Property: 1.5km (B)



4 WOOD ST, BEECHWORTH, VIC 3747

4 3 4

Sale Price

***$510,000**

Sale Date: 07/02/2019

Distance from Property: 849m (C)

This report has been compiled on 05/06/2019 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

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.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	1 FORD STREET, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price:	$540,000

Median sale price

Median price	$447,500	House	X	Unit		Suburb	BEECHWORTH
Period	01 April 2018 to 31 March 2019	Source	pricefinder				

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
260 BEECHWORTH-WANGARATTA RD, BEECHWORTH, VIC 3747	$511,000	23/01/2019
187 GORGE RD, BEECHWORTH, VIC 3747	$548,000	25/06/2018
4 WOOD ST, BEECHWORTH, VIC 3747	*$510,000	07/02/2019