



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### MALAKOFF ROAD, BEECHWORTH, VIC

- - -

#### Indicative Selling Price

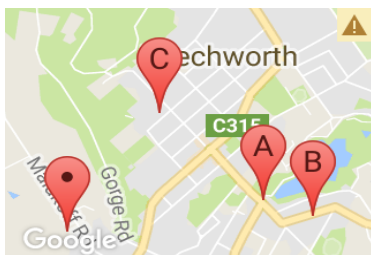
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$210,000**

Provided by: Tony Stockdale, First National Bonnici & Associates

## MEDIAN SALE PRICE



### BEECHWORTH, VIC, 3747

Suburb Median Sale Price (Vacant Land)

**\$138,000**

01 July 2016 to 30 June 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.



### ALBERT RD, BEECHWORTH, VIC 3747

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Sale Price

**\$220,000**

Sale Date: 29/01/2017

Distance from Property: 1.3km



### 18 HODGE ST, BEECHWORTH, VIC 3747

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Sale Price

**\$169,000**

Sale Date: 16/03/2017

Distance from Property: 1.6km



### 13 LAST ST, BEECHWORTH, VIC 3747

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Sale Price

**\*\$170,000**

Sale Date: 30/03/2017

Distance from Property: 1.1km



This report has been compiled on 30/08/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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 1980

Property offered for sale

Address  
Including suburb and  
postcode

MALAKOFF ROAD, BEECHWORTH, VIC 3747

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$210,000

Median sale price

Median price

\$138,000

House

Unit


Suburb

BEECHWORTH

Period

01 July 2016 to 30 June 2017

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
ALBERT RD, BEECHWORTH, VIC 3747	\$220,000	29/01/2017
18 HODGE ST, BEECHWORTH, VIC 3747	\$169,000	16/03/2017
13 LAST ST, BEECHWORTH, VIC 3747	*\$170,000	30/03/2017