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Section 47AF of the Estate Agents Act 1980

## OTHER Offered for Sale

54 Wood Street Beechworth VIC 3747

 3    2    2

## Indicative Selling Price

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

Single Price \$510,000













## Median Sale Price

\$400,000 Others in Beechworth between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>110-112 High Street Beechworth VIC 3747</b>	Sold Price	<b>\$505,000</b>	Sold Date	<b>21-Oct-18</b>
	 4  2  2			Distance	<b>0.69km</b>
	<b>4 Wood Street Beechworth VIC 3747</b>	Sold Price	<b>\$510,000</b>	Sold Date	<b>31-Jan-19</b>
	 4  3  2			Distance	<b>0.79km</b>
	<b>8B Diffey Road Beechworth VIC 3747</b>	Sold Price	<b>\$496,000</b>	Sold Date	<b>21-Dec-18</b>
	 4  2  2			Distance	<b>2.35km</b>

RS = Recent sale

UN = Undisclosed Sale

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