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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

11 Le Couteur Avenue Beechworth VIC 3747

 3  1  1

## Indicative Selling Price

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

Single Price \$379,000













## Median Sale Price

\$399,500 Houses in Beechworth between 01 Oct 2017 - 30 Sep 2018

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>14 Thompson Street Beechworth VIC 3747</b>  3  1  1	Sold Price <b>\$325,000</b>	Sold Date <b>02-Apr-18</b>	Distance	<b>0.05km</b>
	<b>4 Peach Drive Beechworth VIC 3747</b>  3  1  1	Sold Price <b>\$350,000</b>	Sold Date <b>08-Dec-17</b>	Distance	<b>0.36km</b>
	<b>3 Frederick Street Beechworth VIC 3747</b>  3  1  1	Sold Price <b>\$375,000</b>	Sold Date <b>19-Apr-18</b>	Distance	<b>0.41km</b>

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