



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 FINCH STREET, BEECHWORTH, VIC

2 1 1

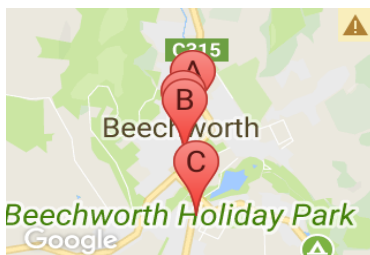
Indicative Selling Price

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

Price Range: \$440,000 to \$484,000

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$381,250

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.



68 LAST ST, BEECHWORTH, VIC 3747

3 2 4

Sale Price

\$475,000

Sale Date: 26/07/2016

Distance from Property: 314m



29 LOCH ST, BEECHWORTH, VIC 3747

4 2 2

Sale Price

***\$540,000**

Sale Date: 05/05/2017

Distance from Property: 111m



2 SHEHAN DR, BEECHWORTH, VIC 3747

3 2 2

Sale Price

\$465,000

Sale Date: 10/03/2017

Distance from Property: 1km



This report has been compiled on 26/07/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - 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

38 FINCH STREET, BEECHWORTH, VIC 3747

Indicative selling price

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

Price Range:

\$440,000 to \$484,000

Median sale price

Median price

\$381,250

House

X

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
68 LAST ST, BEECHWORTH, VIC 3747	\$475,000	26/07/2016
29 LOCH ST, BEECHWORTH, VIC 3747	*\$540,000	05/05/2017
2 SHEHAN DR, BEECHWORTH, VIC 3747	\$465,000	10/03/2017