



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 MELLISH STREET, BEECHWORTH, VIC

3 1 1

Indicative Selling Price

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

Price Range:

\$350,000 to \$385,000

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$373,750

01 October 2016 to 30 September 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.



4 FLETCHER RD, BEECHWORTH, VIC 3747

3 1 2

Sale Price

***\$365,000**

Sale Date: 05/10/2017

Distance from Property: 395m



32 LOWER STANLEY RD, BEECHWORTH,

3 1 1

Sale Price

\$370,000

Sale Date: 03/05/2017

Distance from Property: 1.1km



13 BUCKLAND GAP RD, BEECHWORTH,

4 2 3

Sale Price

***\$410,000**

Sale Date: 03/08/2017

Distance from Property: 309m



This report has been compiled on 13/11/2017 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

7 MELLISH STREET, BEECHWORTH, VIC 3747

Indicative selling price

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

Price Range:

\$350,000 to \$385,000

Median sale price

Median price

\$373,750

House

X

Unit


Suburb

BEECHWORTH

Period

01 October 2016 to 30 September 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
4 FLETCHER RD, BEECHWORTH, VIC 3747	*\$365,000	05/10/2017
32 LOWER STANLEY RD, BEECHWORTH, VIC 3747	\$370,000	03/05/2017
13 BUCKLAND GAP RD, BEECHWORTH, VIC 3747	*\$410,000	03/08/2017