Bonnici & Associates

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   Ⓒ

Statement of Information

Single residential property located outside the Melbourne metropolitan area

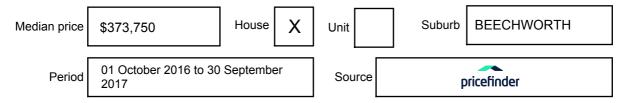**Sections 47AF of the Estate Agents Act 1980**

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			pricefinder

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