



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 HAYES DRIVE, BEECHWORTH, VIC

- -

Indicative Selling Price

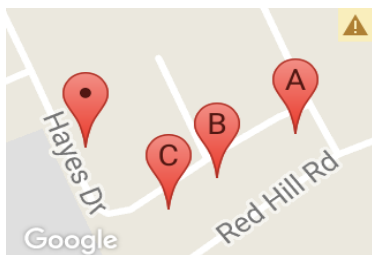
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$115,000

Provided by: Megan Mihaljevic, First National Bonnici & Associates

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (Vacant Land)

\$132,000

01 April 2017 to 31 March 2018

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.



36 HAYES DR, BEECHWORTH, VIC 3747

- -

Sale Price

\$119,500

Sale Date: 29/01/2018

Distance from Property: 175m



30 HAYES DR, BEECHWORTH, VIC 3747

- -

Sale Price

\$120,001

Sale Date: 07/07/2017

Distance from Property: 113m



26 HAYES DR, BEECHWORTH, VIC 3747

- -

Sale Price

\$117,000

Sale Date: 30/08/2017

Distance from Property: 90m



This report has been compiled on 11/05/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - 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

21 HAYES DRIVE, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price:

\$115,000

Median sale price

Median price

\$132,000

House

Unit


Suburb

BEECHWORTH

Period

01 April 2017 to 31 March 2018

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
36 HAYES DR, BEECHWORTH, VIC 3747	\$119,500	29/01/2018
30 HAYES DR, BEECHWORTH, VIC 3747	\$120,001	07/07/2017
26 HAYES DR, BEECHWORTH, VIC 3747	\$117,000	30/08/2017