



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 SHENNAN LANE, BEECHWORTH, VIC**

3 2 3

### Indicative Selling Price

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

Single Price: **795,000**

Provided by: Megan Mihaljevic, First National Bonnici & Associates

## MEDIAN SALE PRICE



**BEECHWORTH, VIC, 3747**

Suburb Median Sale Price (House)

**\$375,000**

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.



**8 ALBERT RD, BEECHWORTH, VIC 3747**

5 3 6

Sale Price

**\$895,000**

Sale Date: 01/05/2017

Distance from Property: 1.8km



**116 BUCKLAND GAP RD, BEECHWORTH, VIC**

4 3 9

Sale Price

**\$730,000**

Sale Date: 05/04/2017

Distance from Property: 1.8km



**27 MCCORMACK RD, BEECHWORTH, VIC 3747**

4 2 1

Sale Price

**\*\$725,000**

Sale Date: 11/07/2017

Distance from Property: 317m



This report has been compiled on 25/10/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

14 SHENNAN LANE, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price:

795,000

Median sale price

Median price

\$375,000

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
8 ALBERT RD, BEECHWORTH, VIC 3747	\$895,000	01/05/2017
116 BUCKLAND GAP RD, BEECHWORTH, VIC 3747	\$730,000	05/04/2017
27 MCCORMACK RD, BEECHWORTH, VIC 3747	*\$725,000	11/07/2017