



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 FINCH STREET, BEECHWORTH, VIC

2 1 1

Indicative Selling Price

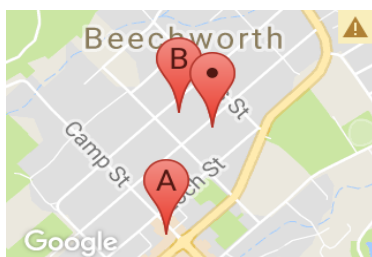
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$485000

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$415,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



33 CAMP ST, BEECHWORTH, VIC 3747

3 2 -

Sale Price

***\$490,000**

Sale Date: 07/12/2017

Distance from Property: 422m



38 LAST ST, BEECHWORTH, VIC 3747

3 1 1

Sale Price

\$500,000

Sale Date: 24/10/2017

Distance from Property: 124m



Statement of Information

Single residential property located in 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

Single Price:

\$485000

Median sale price

Median price

\$415,000

House

X

Unit


Suburb

BEECHWORTH

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| Address of comparable property | Price | Date of sale |
|----------------------------------|------------|--------------|
| 33 CAMP ST, BEECHWORTH, VIC 3747 | *\$490,000 | 07/12/2017 |
| 38 LAST ST, BEECHWORTH, VIC 3747 | \$500,000 | 24/10/2017 |