

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**39 LOCH STREET, BEECHWORTH, VIC**

 5  3  2

Indicative Selling Price

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

Single Price: **\$1,325,000**

## MEDIAN SALE PRICE



**BEECHWORTH, VIC, 3747**

Suburb Median Sale Price (House)

**\$373,750**

01 October 2016 to 30 September 2017

Provided by: 

## 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.



**3 FLETCHER RD, BEECHWORTH, VIC 3747**

 3  2  3

Sale Price

**\$1,350,000**

Sale Date: 23/09/2016

Distance from Property: 1.2km



**10 MALAKOFF RD, BEECHWORTH, VIC 3747**

 1  1  1

Sale Price

**\$1,350,000**

Sale Date: 07/04/2016

Distance from Property: 1.3km



**782 BUFFALO CREEK RD, MYRTLEFORD, VIC**

 4  2  2

Sale Price

**Price Withheld**

Sale Date: 10/07/2017

Distance from Property: 30km



This report has been compiled on 13/10/2017 by Indigo Real Estate. 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

39 LOCH STREET, 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:

\$1,325,000

### Median sale price

Median price

\$373,750

House

Unit

Suburb

BEECHWORTH

Period

01 October 2016 to 30 September 2017

Source

pricfinder

### 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
3 FLETCHER RD, BEECHWORTH, VIC 3747	\$1,350,000	23/09/2016
10 MALAKOFF RD, BEECHWORTH, VIC 3747	\$1,350,000	07/04/2016
782 BUFFALO CREEK RD, MYRTLEFORD, VIC 3737	Price Withheld	10/07/2017