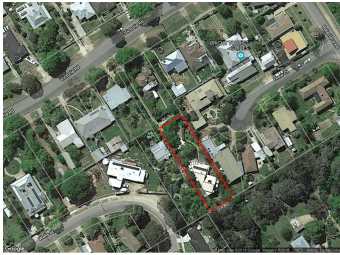


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30A VICTORIA ROAD, BEECHWORTH, VIC  2  1  2

Indicative Selling Price

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

Single Price: **\$595,000**

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$419,000

01 April 2017 to 31 March 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



18 NANKERVIS CT, BEECHWORTH, VIC 3747  3  2  2

Sale Price

***\$580,000**

Sale Date: 11/05/2018

Distance from Property: 347m

6 LOCH ST, BEECHWORTH, VIC 3747  2  -  -

Sale Price

\$615,000

Sale Date: 13/03/2018

Distance from Property: 992m



36 ELGIN RD, BEECHWORTH, VIC 3747  4  2  1

Sale Price

\$595,000

Sale Date: 26/04/2018

Distance from Property: 829m 

This report has been compiled on 28/06/2018 by Indigo Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

30A VICTORIA ROAD, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price: \$595,000

Median sale price

Median price \$419,000

House

Unit

Suburb

BEECHWORTH

Period 01 April 2017 to 31 March 2018

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
18 NANKERVIS CT, BEECHWORTH, VIC 3747	*\$580,000	11/05/2018
6 LOCH ST, BEECHWORTH, VIC 3747	\$615,000	13/03/2018
36 ELGIN RD, BEECHWORTH, VIC 3747	\$595,000	26/04/2018