

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18 RYAN ROAD, BEECHWORTH, VIC 3747**  4  2  3

### Indicative Selling Price

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

Single Price: **\$729,000**

## MEDIAN SALE PRICE



**BEECHWORTH, VIC, 3747**

Suburb Median Sale Price (Other)

**\$360,000**

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.



**11 FREDERICK ST, BEECHWORTH, VIC 3747**  3  2  3

Sale Price

**Price Withheld**

Sale Date: 09/08/2017

Distance from Property: 5.6km 



**27 MCCORMACK RD, BEECHWORTH, VIC 3747**  4  2  1

Sale Price

**\*\$725,000**

Sale Date: 11/07/2017

Distance from Property: 5.2km 



**45 ZIG ZAG RD, BEECHWORTH, VIC 3747**  5  3  6

Sale Price

**Price Withheld**

Sale Date: 16/06/2017

Distance from Property: 873m 

This report has been compiled on 09/11/2017 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

18 RYAN ROAD, 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: \$729,000

### Median sale price

Median price

\$360,000

House

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
11 FREDERICK ST, BEECHWORTH, VIC 3747	Price Withheld	09/08/2017
27 MCCORMACK RD, BEECHWORTH, VIC 3747	*\$725,000	11/07/2017
45 ZIG ZAG RD, BEECHWORTH, VIC 3747	Price Withheld	16/06/2017