

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 GRATTON WAY, BEECHWORTH, VIC**

 4  2  4

Indicative Selling Price

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

Single Price: **\$555,000**

## MEDIAN SALE PRICE



**BEECHWORTH, VIC, 3747**

Suburb Median Sale Price (House)

**\$397,000**

01 January 2017 to 31 December 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**15 BALACLAVA RD, BEECHWORTH, VIC**

 4  2  2

Sale Price

**Price Withheld**

Sale Date: 30/11/2017

Distance from Property: 1.7km



**10 PRITCHARD LANE, BEECHWORTH, VIC**

 3  2  2

Sale Price

**Price Withheld**

Sale Date: 19/12/2017

Distance from Property: 1.1km



## 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

6 GRATTON WAY, 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:

\$555,000

### Median sale price

Median price

\$397,000

House

Unit

Suburb

BEECHWORTH

Period

01 January 2017 to 31 December 2017

Source



### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
15 BALACLAVA RD, BEECHWORTH, VIC 3747	Price Withheld	30/11/2017
10 PRITCHARD LANE, BEECHWORTH, VIC 3747	Price Withheld	19/12/2017