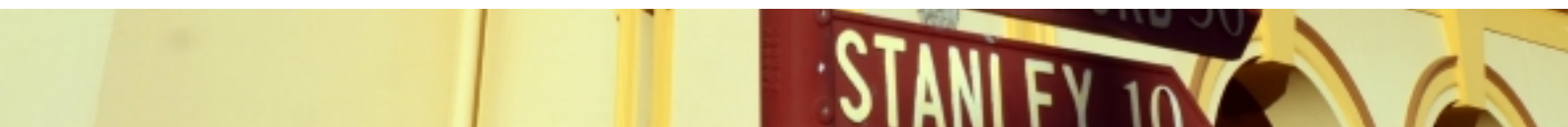




STATEMENT OF INFORMATION

2 LE COUTEUR AVENUE, BEECHWORTH, VIC 3747

PREPARED BY INDIGO REAL ESTATE, 29B CAMP STREET BEECHWORTH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 LE COUTEUR AVENUE, BEECHWORTH,  4  1  1

Indicative Selling Price

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

Single Price: **\$299,000**

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$399,000

01 January 2017 to 31 December 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.



15 VICTORIA RD, BEECHWORTH, VIC 3747  3  2  2

Sale Price

***\$325,000**

Sale Date: 02/11/2017

Distance from Property: 236m



23 JOHN ST, BEECHWORTH, VIC 3747  3  1  1

Sale Price

\$305,000

Sale Date: 26/10/2017

Distance from Property: 1.6km 



1 LE COUTEUR AVE, BEECHWORTH, VIC 3747  3  1  -

Sale Price

Price Withheld

Sale Date: 11/09/2017

Distance from Property: 31m 

This report has been compiled on 30/01/2018 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 outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 LE COUTEUR AVENUE, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price:

\$299,000

Median sale price

Median price

\$399,000

House

Unit

Suburb

BEECHWORTH

Period

01 January 2017 to 31 December 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
15 VICTORIA RD, BEECHWORTH, VIC 3747	*\$325,000	02/11/2017
23 JOHN ST, BEECHWORTH, VIC 3747	\$305,000	26/10/2017
1 LE COUTEUR AVE, BEECHWORTH, VIC 3747	Price Withheld	11/09/2017