

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



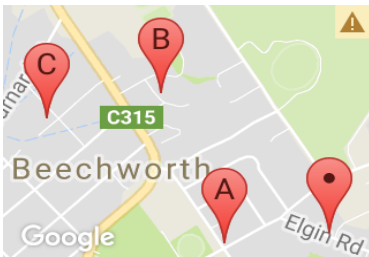
1 MOSSGROVE WAY, BEECHWORTH, VIC  3  1  -

Indicative Selling Price

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

Single Price: **\$295,000**

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$381,250

01 July 2016 to 30 June 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.



2 JUNCTION RD, BEECHWORTH, VIC 3747  3  1  2

Sale Price

\$280,000

Sale Date: 15/05/2017

Distance from Property: 350m 



1 NANKERVIS CRT, BEECHWORTH, VIC 3747  3  2  1

Sale Price

\$280,000

Sale Date: 19/02/2017

Distance from Property: 757m 



15 FREDERICK ST, BEECHWORTH, VIC 3747  3  1  2

Sale Price

\$305,000

Sale Date: 19/12/2016

Distance from Property: 1km 

This report has been compiled on 03/08/2017 by Indigo Real Estate. Property Data Solutions Pty Ltd 2017 - 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

1 MOSSGROVE WAY, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price: \$295,000

Median sale price

Median price

\$381,250

House

Unit

Suburb

BEECHWORTH

Period

01 July 2016 to 30 June 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
2 JUNCTION RD, BEECHWORTH, VIC 3747	\$280,000	15/05/2017
1 NANKERVIS CRT, BEECHWORTH, VIC 3747	\$280,000	19/02/2017
15 FREDERICK ST, BEECHWORTH, VIC 3747	\$305,000	19/12/2016