



STATEMENT OF INFORMATION

15 NANKERVIS COURT, BEECHWORTH, VIC 3747

PREPARED BY ROD DEVLIN, DEVLIN BEECHWORTH, PHONE: 0400 281 999

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 NANKERVIS COURT, BEECHWORTH,

4 2 2

Indicative Selling Price

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

Single Price: \$615,000

Provided by: Rod Devlin, Devlin Beechworth

MEDIAN SALE PRICE



BEECHWORTH, VIC, 3747

Suburb Median Sale Price (House)

\$423,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



65 FINCH ST, BEECHWORTH, VIC 3747

4 1 4

Sale Price

\$630,000

Sale Date: 29/08/2017

Distance from Property: 517m



28 LOWER STANLEY RD, BEECHWORTH,

5 - -

Sale Price

\$649,000

Sale Date: 06/04/2017

Distance from Property: 1.4km



24 NEWBOUND LANE, BEECHWORTH, VIC

4 2 3

Sale Price

\$650,000

Sale Date: 06/10/2017

Distance from Property: 1.6km



This report has been compiled on 17/05/2018 by Devlin Beechworth. 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

15 NANKERVIS COURT, BEECHWORTH, VIC 3747

Indicative selling price

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

Single Price: \$615,000

Median sale price

Median price

\$423,000

House

Unit

Suburb

BEECHWORTH

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

These are the three properties sold within 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
65 FINCH ST, BEECHWORTH, VIC 3747	\$630,000	29/08/2017
28 LOWER STANLEY RD, BEECHWORTH, VIC 3747	\$649,000	06/04/2017
24 NEWBOUND LANE, BEECHWORTH, VIC 3747	\$650,000	06/10/2017