

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**PEACH DRIVE, BEECHWORTH, VIC 3747**

 3  1  1

Indicative Selling Price

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

Single Price: **\$369,000**

## 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.



**1 FREDERICK ST, BEECHWORTH, VIC 3747**

 3  1  1

Sale Price

**\$365,000**

Sale Date: 06/06/2017

Distance from Property: 472m



**32 LOWER STANLEY RD, BEECHWORTH, VIC**

 3  1  1

Sale Price

**\$370,000**

Sale Date: 03/05/2017

Distance from Property: 648m



**7 BAKULIS CRT, BEECHWORTH, VIC 3747**

 3  1  1

Sale Price

**\$327,500**

Sale Date: 05/06/2017

Distance from Property: 1.4km



This report has been compiled on 11/09/2017 by Indigo Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**13 MELLISH ST, BEECHWORTH, VIC 3747**



Sale Price

**\$355,000**

Sale Date: 06/06/2017

Distance from Property: 1.4km



## 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

PEACH DRIVE, 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:

\$369,000

### Median sale price

Median price

\$381,250

House

Unit

Suburb

BEECHWORTH

Period

01 July 2016 to 30 June 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
1 FREDERICK ST, BEECHWORTH, VIC 3747	\$365,000	06/06/2017
32 LOWER STANLEY RD, BEECHWORTH, VIC 3747	\$370,000	03/05/2017
7 BAKULIS CRT, BEECHWORTH, VIC 3747	\$327,500	05/06/2017
13 MELLISH ST, BEECHWORTH, VIC 3747	\$355,000	06/06/2017