Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

9 PRITCHARD LANE BEECHWORTH VIC 3747

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$1,220,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$821,000	Property type		House		Suburb Beechworth	
Period-from	01 Nov 2023	to	31 Oct 2	2024	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 KELLY COURT BEECHWORTH VIC 3747	\$1,251,500	02-Aug-24		
51 MCCONVILLE AVENUE BEECHWORTH VIC 3747	\$1,210,000	12-Dec-23		
7 MANSION ROAD BEECHWORTH VIC 3747	\$1,160,000	02-Aug-24		

OR

B* 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.

This Statement of Information was prepared on: 12 November 2024

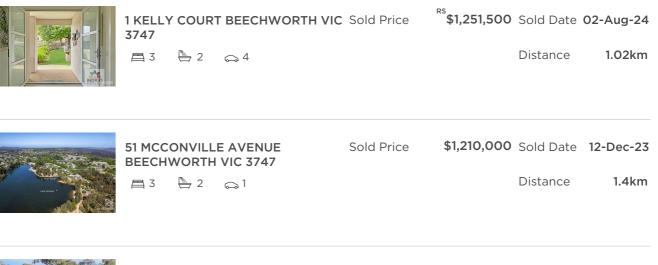


consumer.vic.gov.au

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7 MANSION ROAD BEECHWORTH VIC 3747	Sold Price	\$1,160,000	Sold Date 02-Aug-2	
🛱 4 🕒 2 🞧 2			Distance	3.46km

RS = Recent sale UN = Undisclosed Sale

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