

## 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

18 Hodge Street Beechworth VIC 3747

### Indicative selling price

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

Single Price

\$235,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$195,000

Property type

Land

Suburb

Beechworth

Period-from

01 Jun 2019

to

31 May 2020

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

19 Shehan Drive Beechworth VIC 3747	\$205,000	17-Dec-19
5 Bridge Road Beechworth VIC 3747	\$230,000	13-Mar-20
67-69 Finch Street Beechworth VIC 3747	\$321,000	13-Dec-19

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.~~

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**19 Shehan Drive Beechworth VIC 3747**

Sold Price **\$205,000** Sold Date **17-Dec-19**

- - -

Distance **0.44km**



**5 Bridge Road Beechworth VIC 3747**

Sold Price **\$230,000<sup>UN</sup>** Sold Date **13-Mar-20**

- - -

Distance **1.18km**



**67-69 Finch Street Beechworth VIC 3747**

Sold Price **\$321,000** Sold Date **13-Dec-19**

4 1 -

Distance **1.2km**

#### Notes from your agent

House at no. 67 Sold by First National for \$610,000. Land at no. 69 sold for \$321,000

RS = Recent sale UN = Undisclosed Sale

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