

## 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

29 Railway Avenue 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

\$829,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Beechworth

Period-from

01 Apr 2020

to

31 Mar 2021

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

8 Pritchard Lane Beechworth VIC 3747	\$835,000	22-Dec-20
13 Fletcher Road Beechworth VIC 3747	\$845,000	19-Jan-21
13 Pritchard Lane Beechworth VIC 3747	\$850,000	11-Dec-20

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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**8 Pritchard Lane Beechworth VIC 3747**

Sold Price **\$835,000** Sold Date **22-Dec-20**

3 2 3

Distance **0.64km**

Notes from your agent

Sold by First National



**13 Fletcher Road Beechworth VIC 3747**

Sold Price **\$845,000** Sold Date **19-Jan-21**

3 2 2

Distance **0.31km**



**13 Pritchard Lane Beechworth VIC 3747**

Sold Price **\$850,000** Sold Date **11-Dec-20**

3 3 4

Distance **0.72km**

Notes from your agent

Sold by First National with two written offers

RS = Recent sale UN = Undisclosed Sale

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