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

74 CAMP STREET	REECHWORTH	VIC 3747
14 CAIVIP STREET	DEECHWURIN	VIC 3/4/

Indicative selling price

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

Single Price	\$820,000	or range between		&				
Median sale price								
(*Delete house or unit as applicable)								

Median Price	\$659,000	Prope	Property type House		Suburb	Beechworth	
Period-from	01 Jul 2021	to	30 Jun 2	022	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
70 HIGH STREET BEECHWORTH VIC 3747	\$760,000	06-Dec-21
44 ELGIN ROAD BEECHWORTH VIC 3747	\$784,000	08-Apr-22
110-112 HIGH STREET BEECHWORTH VIC 3747	\$821,000	05-May-22

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: 28 July 2022

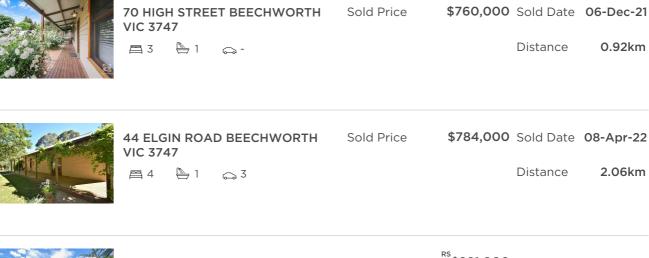


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and Parts	110-112 HIGH STREET BEECHWORTH VIC 3747			Sold Price	^{RS} \$821,000	Sold Date	05-May-22	
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RS = Recent sale UN = Undisclosed Sale

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