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	21 LOCH STREET 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~~		or range between	$860,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Beechworth
Period-from	01 Mar 2021	to	28 Feb 2022	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
37 HIGH STREET BEECHWORTH VIC 3747	$875,000	23-Dec-21
29 RAILWAY AVENUE BEECHWORTH VIC 3747	$860,500	01-Jun-21
18A BRIDGE ROAD BEECHWORTH VIC 3747	$813,000	29-Apr-21

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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Janet Friend
P 0357281233
M 0407939976
E janet@beechworthfn.com.au



37 HIGH STREET BEECHWORTH VIC 3747

3 2 1

Sold Price **$875,000** Sold Date **23-Dec-21**

Distance **0.43km**



29 RAILWAY AVENUE BEECHWORTH VIC 3747

4 3 2

Sold Price **$860,500** Sold Date **01-Jun-21**

Distance **1.08km**



18A BRIDGE ROAD BEECHWORTH VIC 3747

4 2 -

Sold Price **$813,000** Sold Date **29-Apr-21**

Distance **1.32km**

RS = Recent sale **UN** = Undisclosed Sale

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