Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale						
51 MCCONVILLE AVENUE BEECHWORTH VIC 3747						
	c.gov.a	u/underquotin	g (*E	Delete single pric	e or range a	as applicable)
		or range between		\$1,270,000	&	\$1,320,000
Median sale price (*Delete house or unit as applicable)						
\$782,500	Property type		House	Suburb	Beechworth	
01 Nov 2022	to 31 Oct 2023		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						
	pplicable) \$782,500 01 Nov 2022 sales (*Delete A properties sold with nt's representative	pplicable) \$782,500 Prop 101 Nov 2022 to sales (*Delete A or B In the properties sold within five nt's representative consider.	pplicable) \$782,500 Property type 01 Nov 2022 to 31 Oct 20 sales (*Delete A or B below as aperproperties sold within five kilometres of nt's representative considers to be most	or range between \$782,500 Property type 01 Nov 2022 to 31 Oct 2023 **Sales (*Delete A or B below as application of the properties sold within five kilometres of the part's representative considers to be most compared to the part's representative considers to be most compared to the part's representative considers to be most compared to the part's representative considers to be most compared to the part of th	ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$1,270,000 pplicable) \$782,500 Property type House 01 Nov 2022 to 31 Oct 2023 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's price of the pr	51 MCCONVILLE AVENUE BEECHWORTH VIC 3747 The see see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$1,270,000 & pplicable) \$782,500 Property type House Suburb 01 Nov 2022 to 31 Oct 2023 Source \$ sales (*Delete A or B below as applicable) \$ properties sold within five kilometres of the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last of the p

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: 06 November 2023



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