

## 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

2 Lower Stanley Road 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

or range  
between

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Beechworth

Period-from

01 Nov 2020

to

31 Oct 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

1 Dowling Court Beechworth VIC 3747	\$580,000	01-Feb-21
8 High Street Beechworth VIC 3747	\$635,000	30-Apr-21
5 Bridge Road Beechworth VIC 3747	\$580,000	05-Jul-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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**1 Dowling Court Beechworth VIC 3747**

Sold Price **\$580,000** Sold Date **01-Feb-21**

1 1 1

Distance **0.49km**



**8 High Street Beechworth VIC 3747**

Sold Price **\$635,000** Sold Date **30-Apr-21**

3 2 5

Distance **0.81km**

**Notes from your agent**

Sold by First National off market



**5 Bridge Road Beechworth VIC 3747**

Sold Price **\$580,000** Sold Date **05-Jul-21**

3 1 1

Distance **0.97km**

**Notes from your agent**

Sold by First National

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

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