

## 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

18 Warner 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

\$180,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$152,500

Property type

Land

Suburb

Beechworth

Period-from

01 Nov 2018

to

31 Oct 2019

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

22 Mossgrove Way Beechworth VIC 3747	\$168,230	12-Jul-19
LOT 2 Priory Lane Beechworth VIC 3747	\$170,000	06-Jun-18
29 Spring Street Beechworth VIC 3747	\$175,000	25-Jul-19

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: 19 November 2019



**22 Mossgrove Way Beechworth VIC 3747** Sold Price **\$168,230** Sold Date **12-Jul-19**

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Distance **1.62km**



**LOT 2 Priory Lane Beechworth VIC 3747** Sold Price **\$170,000** Sold Date **06-Jun-18**

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Distance **1.02km**



**29 Spring Street Beechworth VIC 3747** Sold Price **\$175,000** Sold Date **25-Jul-19**

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Distance **1km**

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

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