

## 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

23 Beaumont Drive 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

\$419,000

or range  
between

&

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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

24 Beaumont Drive Beechworth VIC 3747	\$390,000	02-Apr-19
16 Nankervis Court Beechworth VIC 3747	\$525,000	10-May-19
37 Victoria Road Beechworth VIC 3747	\$445,000	27-Nov-18

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: 08 October 2019



**24 Beaumont Drive Beechworth VIC 3747**

3 2 2

Sold Price **\$390,000** Sold Date **02-Apr-19**

Distance **0.09km**

**Notes from your agent**

This home is in the same location and is of a similar age, style and land size. It has an additional office and sleep-out. It should be noted this home was originally listed at \$455,000 by the first listing agent at an unsaleable price. It was subsequently listed and sold by Indigo Real Estate at the true market price. Your home is superior in layout and street appeal.



**16 Nankervis Court Beechworth VIC 3747**

4 2 2

Sold Price **\$525,000** Sold Date **10-May-19**

Distance **0.27km**

**Notes from your agent**

This is a newer and more contemporary home with a number of recent updates. It is a superior home.



**37 Victoria Road Beechworth VIC 3747**

3 2 -

Sold Price **\$445,000** Sold Date **27-Nov-18**

Distance **0.37km**

**Notes from your agent**

This art-deco style home offers the style and period charm often sought after by Beechworth home buyers. It would be considered superior in location and style.

RS = Recent sale

UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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