

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

78 BEECHWORTH-CHILTERN ROAD 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

\$1,220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,002

Property type

Farm

Suburb

Beechworth

Period-from

01 Nov 2021

to

31 Oct 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

267 FANNING LANE WOORAGEE VIC 3747	\$1,000,000	18-Jan-22
10 DINGLE ROAD BEECHWORTH VIC 3747	\$1,050,000	05-Feb-22
14 SHENNAN LANE BEECHWORTH VIC 3747	\$1,300,000	22-Nov-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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**267 FANNING LANE WOORAGEE
 VIC 3747**

5 3 2

Sold Price **\$1,000,000** Sold Date **18-Jan-22**

Distance **6.8km**



**10 DINGLE ROAD BEECHWORTH
 VIC 3747**

4 2 2

Sold Price **\$1,050,000** Sold Date **05-Feb-22**

Distance **4.31km**



**14 SHENNAN LANE BEECHWORTH
 VIC 3747**

3 2 3

Sold Price **\$1,300,000** Sold Date **22-Nov-21**

Distance **5.26km**

RS = Recent sale UN = Undisclosed Sale

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