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

21 Shehan Drive 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	or range between	\$1,075,000	&	\$1,150,000			
Median sale price (*Delete house or unit as applicable)							

Median Price	\$640,000	Property type		House		Suburb	Beechworth
Period-from	01 Feb 2021	to	31 Jan 2	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	
24 Dingle Road Beechworth VIC 3747	\$1,151,000	26-Jan-21	
12 Shehan Drive Beechworth VIC 3747	\$1,065,000	28-Jan-21	
29 Malakoff Road Beechworth VIC 3747	\$1,100,000	07-Sep-20	

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.

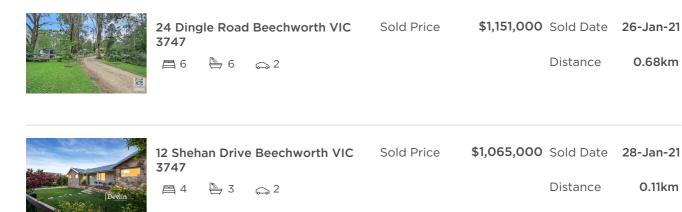
This Statement of Information was prepared on: 07 February 2022



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29 Malakoff Road Beechworth VIC 3747 ☐ 3 ⓑ 2 ⇔ 2			Sold Price	\$1,100,000	Sold Date	07-Sep-20
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RS = Recent sale UN = Undisclosed Sale

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