

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

282 FIGHTING GULLY 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,500

Property type

House

Suburb

Beechworth

Period-from

01 Feb 2023

to

31 Jan 2024

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

982 BEECHWORTH-CHILTERN ROAD CHILTERN VIC 3683	\$990,000	02-Jun-23
10 GEE ROAD BEECHWORTH VIC 3747	\$1,050,000	31-Jan-24
LOT 9/22 MALAKOFF ROAD BEECHWORTH VIC 3747	\$995,000	24-Jul-23

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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982 BEECHWORTH-CHILTERN ROAD CHILTERN VIC 3683

3 2 2

Sold Price **\$990,000** Sold Date **02-Jun-23**

Distance **15.86km**



10 GEE ROAD BEECHWORTH VIC 3747

4 2 4

Sold Price ^{RS} **\$1,050,000** Sold Date **31-Jan-24**

Distance **4.81km**



LOT 9/22 MALAKOFF ROAD BEECHWORTH VIC 3747

4 1 -

Sold Price **\$995,000** Sold Date **24-Jul-23**

Distance **3.84km**

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

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