

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

24 Warner 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

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$230,000

Property type

Land

Suburb

Beechworth

Period-from

01 Mar 2020

to

28 Feb 2021

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

15 Shehan Drive Beechworth VIC 3747

\$635,000

19-Nov-20

9A Mellish Street Beechworth VIC 3747

\$669,000

11-Sep-20

64 Camp Street Beechworth VIC 3747

\$703,500

16-Nov-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: 02 March 2021



15 Shehan Drive Beechworth VIC 3747

Sold Price

\$635,000

Sold Date **19-Nov-20**

3 2 1

Distance

0.16km

Notes from your agent

This quality built home is in a comparable location with comparable views. It offers modern styling and quality finishes. There is minimal garden and steep access to a single garage. Your home offers greater practicality and is larger.



9A Mellish Street Beechworth VIC 3747

Sold Price

\$669,000

Sold Date **11-Sep-20**

4 2 2

Distance

0.46km



64 Camp Street Beechworth VIC 3747

Sold Price

\$703,500

Sold Date **16-Nov-20**

3 2 2

Distance

1.48km

Notes from your agent

This unique A-frame style home is situated in close proximity to central Beechworth and offers a rural aspect with views over the gorge.

RS = Recent sale

UN = Undisclosed Sale

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