

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

37 SYDNEY 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

or range
between

\$790,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$821,000

Property type

House

Suburb

Beechworth

Period-from

01 Nov 2023

to

31 Oct 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

43 BALACLAVA ROAD BEECHWORTH VIC 3747	\$720,000	23-Feb-24
74 HIGH STREET BEECHWORTH VIC 3747	\$735,000	01-Aug-24
32 FINCH STREET BEECHWORTH VIC 3747	\$685,000	31-Oct-24

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 November 2024

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**43 BALACLAVA ROAD
 BEECHWORTH VIC 3747**

3 1 2

Sold Price **\$720,000** Sold Date **23-Feb-24**

Distance **0.47km**



**74 HIGH STREET BEECHWORTH
 VIC 3747**

3 2 -

Sold Price ^{RS} **\$735,000** Sold Date **01-Aug-24**

Distance **0.97km**



**32 FINCH STREET BEECHWORTH
 VIC 3747**

3 1 3

Sold Price ^{RS} **\$685,000** ^{UN} Sold Date **31-Oct-24**

Distance **0.75km**

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

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