

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

5 Drew Court 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,500

Property type

House

Suburb

Beechworth

Period-from

01 Jan 2019

to

31 Dec 2019

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

23 Beaumont Drive Beechworth VIC 3747	\$419,000	29-Oct-19
24 Beaumont Drive Beechworth VIC 3747	\$390,000	02-Apr-19
37 Victoria Road Beechworth VIC 3747	\$445,000	27-Nov-18

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 January 2020



23 Beaumont Drive Beechworth VIC 3747 Sold Price **\$419,000** Sold Date **29-Oct-19**

 3  2  2

Distance **0.5km**

Notes from your agent

This home is comparable in age and location. Your home is superior for the number of bedrooms and the studio. This home would be considered superior for its land size, extra large living area and large allotment size.



24 Beaumont Drive Beechworth VIC 3747 Sold Price **\$390,000** Sold Date **02-Apr-19**

 3  2  2

Distance **0.41km**

Notes from your agent

This home is comparable in age, style and location. Your home is superior with respect to the number of bedrooms offered and this home would be considered superior with respect to land size.



37 Victoria Road Beechworth VIC 3747 Sold Price **\$445,000** Sold Date **27-Nov-18**

 3  2  -

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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