

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

12 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

House

Suburb

Beechworth

Period-from

01 Nov 2019

to

31 Oct 2020

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

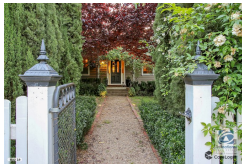
Date of sale

29 Malakoff Road Beechworth VIC 3747	\$1,100,000	24-Sep-20
4 Williams Street Beechworth VIC 3747	\$1,225,000	28-Feb-20
3 Fletcher Road Beechworth VIC 3747	\$1,600,000	22-Jul-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: 19 November 2020



29 Malakoff Road Beechworth VIC 3747

Sold Price ^{RS} **\$1,100,000** ^{UN} Sold Date **24-Sep-20**

 4  3  2

Distance **1.27km**



4 Williams Street Beechworth VIC 3747

Sold Price **\$1,225,000** Sold Date **28-Feb-20**

 5  3  2

Distance **1.04km**



3 Fletcher Road Beechworth VIC 3747

Sold Price ^{RS} **\$1,600,000** Sold Date **22-Jul-20**

 3  2  3

Distance **0.15km**

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

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