

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

955 Woolshed 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Farm

Suburb

Beechworth

Period-from

01 May 2020

to

30 Apr 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

649 Beechworth-Chiltern Road Beechworth VIC 3747	\$655,000	23-Feb-21
7 Mansion Road Beechworth VIC 3747	\$850,000	06-Feb-21
40 York Lane Beechworth VIC 3747	\$701,250	21-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: 04 May 2021

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**649 Beechworth-Chiltern Road
 Beechworth VIC 3747**

3 2 4

Sold Price ^{RS} **\$655,000** Sold Date **23-Feb-21**

Distance **5.89km**



**7 Mansion Road Beechworth VIC
 3747**

4 2 2

Sold Price **\$850,000** Sold Date **06-Feb-21**

Distance **11.7km**



40 York Lane Beechworth VIC 3747

3 2 2

Sold Price **\$701,250** Sold Date **21-Nov-20**

Distance **12.9km**

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

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