

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

18 Ryan 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

\$835,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

House

Suburb

Beechworth

Period-from

01 Dec 2019

to

30 Nov 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

72 Havelock Road Beechworth VIC 3747	-	-
156 Lawrie Road Beechworth VIC 3747	\$950,000	13-Aug-19
54 Rhodes Lane Beechworth VIC 3747	\$580,000	05-Jun-19

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 December 2020



72 Havelock Road Beechworth VIC 3747 Sold Price - Sold Date -
 Distance 6.8km
 3 1 3

Notes from your agent

Whilst offering a potentially superior location, this spacious historic red-brick home on approx 26 acres is in need of significant renovations. A major part of the value of this home is the land. Your home and infrastructure is superior.



156 Lawrie Road Beechworth VIC 3747 Sold Price **\$950,000** Sold Date **13-Aug-19**
 Distance 1.36km
 4 2 2

Notes from your agent

This property offers a recently built and superior home with high end finishes. It has comparable views to your home and whilst the land is of a similar size, your land is superior for its potential use, water and infrastructure.



54 Rhodes Lane Beechworth VIC 3747 Sold Price **\$580,000** Sold Date **05-Jun-19**
 Distance 6.4km
 4 2 2

RS = Recent sale UN = Undisclosed Sale

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