### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
LIODELIA	Ollelea	101	Sale

Address Including suburb and 16 CHURCH STREET BEECHWORTH VIC 3747 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable) or range Single Price \$780,000 & between Median sale price

(\*Delete house or unit as applicable)

Median Price	\$810,000	Prop	erty type	ty type House		Suburb	Beechworth
Period-from	01 Sep 2024	to	31 Aug 2	2025	Source		Cotality

## 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
16 FINCH STREET BEECHWORTH VIC 3747	\$800,000	07-Mar-25
4A ALBERT ROAD BEECHWORTH VIC 3747	\$780,000	20-Mar-25
3A PRITCHARD LANE BEECHWORTH VIC 3747	\$769,000	15-May-25

### **OR**

В\* 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: 22 September 2025

