Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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8 POLMEAR LANE BEECHWORTH VIC 3747						
	c.gov.au	u/underquot	ing (*D	elete single pric	e or range	as applicable)
\$860,000	**DU UUU		9		&	
Median sale price (*Delete house or unit as applicable)						
\$810,000	Property type		House	Suburb	Beechworth	
01 Jun 2024	to 31 May 2025		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						
	\$860,000 \$810,000 01 Jun 2024 sales (*Delete A	\$8 POLMEAR LANE BE \$860,000 \$860,000 Proposition of the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties sold within five only representative considerable and the properties and the properties sold within five only representative considerable and the properties and	sales (*Delete A or B below as a properties sold within five kilometres on the representative considers to be more)	se see consumer.vic.gov.au/underquoting (*D \$860,000 or range between pplicable) \$810,000 Property type 01 Jun 2024 to 31 May 2025 sales (*Delete A or B below as application or properties sold within five kilometres of the positive representative considers to be most compared to the positive representative considers to be most compared to the positive representative considers to be most compared to the positive representative considers to be most compared to the positive representative considers to be most compared to the positive representative considers to be most compared to the positive representative considers to be most compared to the positive representative considers to be most compared to the positive representative considers to be most compared to the positive representative considers to the positive representative representative considers to the positive representative r	see consumer.vic.gov.au/underquoting (*Delete single price \$860,000	8 POLMEAR LANE BEECHWORTH VIC 3747 ce see consumer.vic.gov.au/underquoting (*Delete single price or range \$860,000 or range between & pplicable) \$810,000 Property type House Suburb 01 Jun 2024 to 31 May 2025 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the last of t

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: 02 June 2025



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