Statement of Information

Address

Period-from

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODELLA	Ollerea	101	Saic

Including suburb and LOT 6 FIGHTING GULLY ROAD 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 \$740,000 & between Median sale price (*Delete house or unit as applicable) Median Price \$439,000 Property type Land Suburb **Beechworth**

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2024

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.

to

Address of comparable property	Price	Date of sale
36 ANNA COURT BEECHWORTH VIC 3747	\$695,000	20-Dec-24
HURDLE FLAT ROAD BEECHWORTH VIC 3747	\$700,000	17-Nov-23
3 TOMLINSON ROAD BEECHWORTH VIC 3747	\$950,000	18-Oct-24

30 Sep 2025

Source

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: 17 October 2025



Cotality