

## 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

1178 BEECHWORTH-WANGARATTA ROAD EVERTON UPPER VIC 3678

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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
26 CRYSTAL CREEK LANE YACKANDANDAH VIC 3749	\$1,430,000	24-Sep-24
4148 SNOW ROAD WHOROULY EAST VIC 3735	\$1,067,000	02-Jun-24
5 MERRIANG GAP ROAD MERRIANG VIC 3737	\$1,067,000	02-Jun-24

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: 25 March 2025

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**26 CRYSTAL CREEK LANE  
 YACKANDANDAH VIC 3749**

1 2 5

Sold Price **\$1,430,000** Sold Date **24-Sep-24**

Distance **24.23km**



**4148 SNOW ROAD WHOROULY  
 EAST VIC 3735**

3 1 2

Sold Price **\$1,067,000** Sold Date **02-Jun-24**

Distance **18.39km**



**5 MERRIANG GAP ROAD  
 MERRIANG VIC 3737**

3 1 -

Sold Price Sold Date **02-Jun-24**

Distance **20.82km**

RS = Recent sale      UN = Undisclosed Sale

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