

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

2 Beechworth-Stanley Road Stanley 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

\$549,000

or range
between

&

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

58 Six Mile Road Stanley VIC 3747	\$610,000	16-May-19
111 Myrtleford-Stanley Road Stanley VIC 3747	\$495,000	05-Jun-19
63 Johnson Road Stanley VIC 3747	\$520,000	14-Oct-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 November 2019



58 Six Mile Road Stanley VIC 3747 Sold Price **\$610,000** Sold Date **16-May-19**

 4  3  2

Distance **0.92km**

Notes from your agent

This is a privately located mudbrick home on approx 3 acres. A notably different style, this home is larger and with an additional self contained cottage, large shed and double garage and workshop.



111 Myrtleford-Stanley Road Stanley VIC 3747 Sold Price **\$495,000** Sold Date **05-Jun-19**

 3  2  4

Distance **1.02km**

Notes from your agent

Also located in Stanley this property offer two homes on the one title and is on a larger parcel of land. It may be perceived as superior with respect to size and investment potential.



63 Johnson Road Stanley VIC 3747 Sold Price **\$520,000** Sold Date **14-Oct-19**

 3  3  3

Distance **1.12km**

Notes from your agent

A similar period and style home and property with a number of recent updates and a large shed. It also offers large parcel of land.

RS = Recent sale

UN = Undisclosed Sale

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