

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

60 Finch Street Beechworth 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$471,000

Property type

House

Suburb

Beechworth

Period-from

01 Feb 2019

to

31 Jan 2020

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

3 Frederick Street Beechworth VIC 3747	\$375,000	19-Apr-18
47 Last Street Beechworth VIC 3747	\$380,000	18-Dec-19
52 Last Street Beechworth VIC 3747	\$375,000	11-Sep-18

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: 29 February 2020


3 Frederick Street Beechworth VIC 3747

Sold Price

\$375,000

Sold Date

19-Apr-18
 3
  1
  1

Distance

0.02km

Notes from your agent

A comparable (neighbouring) location and allotment size. In our opinion your home is superior in all aspects with the exception of the added bedroom offered by this home. Your home is presented at a superior level and offers a more welcoming street frontage, established gardens, entertainment area and shedding. Prices in Beechworth have increased since this sale.


47 Last Street Beechworth VIC 3747

Sold Price

\$380,000

Sold Date

18-Dec-19
 3
  1
  1

Distance

0.21km

Notes from your agent

A comparable location with a larger allotment size. In our opinion your home is a superior build quality and has many recent updates. Your home is also presented at a superior level and, as with the above, offers a more welcoming street frontage, established gardens, entertainment area and shedding. Your home is also more suited to couples and retirees looking for a low maintenance property.


52 Last Street Beechworth VIC 3747

Sold Price

\$375,000

Sold Date

11-Sep-18
 3
  1
  1

Distance

0.21km

Notes from your agent

A comparable location on a smaller allotment size. In our opinion your home is superior in all aspects with the exception of the added bedroom offered by this home. Your home is presented at a superior level, offers superior privacy, a more welcoming street frontage, established gardens, entertainment area and shedding.

RS = Recent sale

UN = Undisclosed Sale

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