

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

21 Madmans Gully Road 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

\$669,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,000

Property type

House

Suburb

Beechworth

Period-from

01 Sep 2018

to

31 Aug 2019

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

10 Pritchard Lane Beechworth VIC 3747	\$645,000	12-Sep-19
58 Six Mile Road Stanley VIC 3747	\$610,000	16-May-19
28 Payne Road Beechworth VIC 3747	\$720,000	12-Nov-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: 20 September 2019



10 Pritchard Lane Beechworth VIC 3747

Sold Price

\$645,000

Sold Date

12-Sep-19

 3  2  1

Distance

2.1km

Notes from your agent

A low maintenance 'as new' home with uninterrupted views across the Beechworth Gorge and an easy walk to the centre of Beechworth. Your home is superior with respect its land size, infrastructure, swimming pool and established gardens. This home would be seen as superior for its location, contemporary finishes, energy efficiency, views and its proximity to local shops.



58 Six Mile Road Stanley VIC 3747

Sold Price

\$610,000

Sold Date

16-May-19

 4  3  2

Distance

6.41km

Notes from your agent

A privately located Stanley mudbrick home on approx 3 acres. Your home is superior with respect to location, gardens, build quality and swimming pool. Both homes offer excellent external infrastructure.



28 Payne Road Beechworth VIC 3747

Sold Price

\$720,000

Sold Date

12-Nov-18

 3  2  2

Distance

0.05km

Notes from your agent

Neighbouring your home and on a similar sized allotment this home would be seen as equal to yours with respect to location and land size. Your home is superior with respect to external infrastructure and the swimming pool. This home may be seen as superior with respect to it having been a more recent build and with contemporary finishes.

RS = Recent sale

UN = Undisclosed Sale

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