

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

160 SHEEP STATION CREEK 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

\$1,275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$829,500

Property type

Farm

Suburb

Beechworth

Period-from

01 Sep 2023

to

31 Aug 2024

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

33 DINGLE ROAD BEECHWORTH VIC 3747	\$1,330,000	02-Aug-24
41 YORK LANE BEECHWORTH VIC 3747	\$1,380,000	14-Sep-23
21 BORALMA-TARRAWINGEE ROAD TARRAWINGEE VIC 3678	\$1,060,000	04-Mar-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.

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33 DINGLE ROAD BEECHWORTH VIC 3747

Sold Price ^{RS} **\$1,330,000** ^{UN} Sold Date **02-Aug-24**

4 2 2

Distance **6.26km**



41 YORK LANE BEECHWORTH VIC 3747

Sold Price **\$1,380,000** Sold Date **14-Sep-23**

3 2 2

Distance **6.6km**



21 BORALMA-TARRAWINGEE ROAD TARRAWINGEE VIC 3678

Sold Price **\$1,060,000** Sold Date **04-Mar-24**

4 2 2

Distance **16.4km**

RS = Recent sale UN = Undisclosed Sale

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