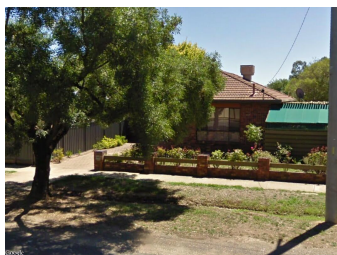




STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



69 BENALLA STREET, BENALLA, VIC 3672 2 1 1

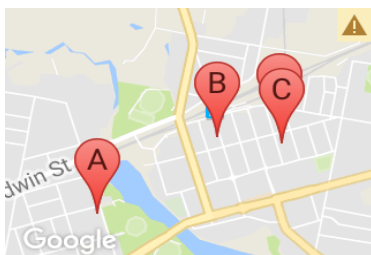
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$195,000**

Provided by: Anna Greenhalgh, Benalla Residential Rural Real Estate

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (Unit)

\$182,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1/24 ARUNDEL ST, BENALLA, VIC 3672 2 1 2

Sale Price

\$185,000

Sale Date: 09/03/2017

Distance from Property: 1.4km



1/14 CARRIER ST, BENALLA, VIC 3672 2 1 1

Sale Price

\$195,000

Sale Date: 31/01/2017

Distance from Property: 421m



2/27 BYRNE ST, BENALLA, VIC 3672 2 1 1

Sale Price

\$190,000

Sale Date: 28/06/2016

Distance from Property: 107m



This report has been compiled on 19/12/2017 by Benalla Residential Rural Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

69 BENALLA STREET, BENALLA, VIC 3672

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$195,000

Median sale price

Median price

\$182,500

House

Unit

X


Suburb

BENALLA

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
1/24 ARUNDEL ST, BENALLA, VIC 3672	\$185,000	09/03/2017
1/14 CARRIER ST, BENALLA, VIC 3672	\$195,000	31/01/2017
2/27 BYRNE ST, BENALLA, VIC 3672	\$190,000	28/06/2016