

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 KURRAJONG COURT, BENALLA, VIC







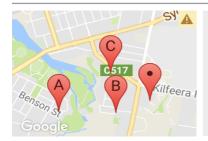
Indicative Selling Price

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

Price Range:

\$315,000 to \$325,000

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$255,000

01 January 2017 to 31 December 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.



71 BENSON ST, BENALLA, VIC 3672







Sale Price

*\$292,500

Sale Date: 23/02/2018

Distance from Property: 1.2km





23 SOUTH ST, BENALLA, VIC 3672







Sale Price

*\$315,000

Sale Date: 11/08/2017

Distance from Property: 485m





5 RIVERVIEW RD, BENALLA, VIC 3672







Sale Price

\$311,500

Sale Date: 17/07/2017

Distance from Property: 662m



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	9 KURRAJONG COURT, BENALLA, VIC 3672
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Indicative selling price

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

Price Range: \$315,000 to \$325,000

Median sale price

Median price	\$255,000	House	Unit	Suburb	BENALLA
Period	01 January 2017 to 31 December 2017		Source		ricefinder

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
71 BENSON ST, BENALLA, VIC 3672	*\$292,500	23/02/2018
23 SOUTH ST, BENALLA, VIC 3672	*\$315,000	11/08/2017
5 RIVERVIEW RD, BENALLA, VIC 3672	\$311,500	17/07/2017