

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 KURRAJONG COURT, BENALLA, VIC**

3 2 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://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**

3 2 2

**Sale Price**

**\*\$292,500**

Sale Date: 23/02/2018

Distance from Property: 1.2km



**23 SOUTH ST, BENALLA, VIC 3672**

3 2 1

**Sale Price**

**\*\$315,000**

Sale Date: 11/08/2017

Distance from Property: 485m



**5 RIVERVIEW RD, BENALLA, VIC 3672**

3 2 3

**Sale Price**

**\$311,500**

Sale Date: 17/07/2017

Distance from Property: 662m



This report has been compiled on 14/03/2018 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$315,000 to \$325,000

Median sale price

Median price

\$255,000

House

X

Unit


Suburb

BENALLA

Period

01 January 2017 to 31 December 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
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