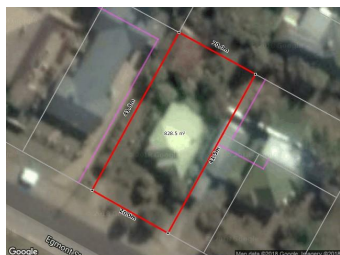




STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 EGMONT STREET, BENALLA, VIC 3672  3  1  1

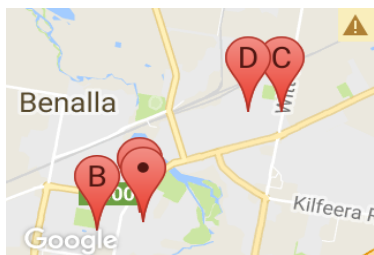
Indicative Selling Price

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

Single Price: **\$185,000**

Provided by: Anna Greenhalgh, Benalla Residential Rural Real Estate

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$260,000

01 January 2017 to 31 December 2017

Provided by: 

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.



30 CECIL ST, BENALLA, VIC 3672

 3  1  1

Sale Price

\$188,500

Sale Date: 09/03/2017

Distance from Property: 150m



89 WALLER ST, BENALLA, VIC 3672

 3  1  1

Sale Price

\$174,000

Sale Date: 24/05/2017

Distance from Property: 621m



37 WITT ST, BENALLA, VIC 3672

 3  1  2

Sale Price

\$189,000

Sale Date: 07/08/2017

Distance from Property: 2.4km



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Benalla Residential Rural Real Estate



110 BENALLA ST, BENALLA, VIC 3672

 3  1  1

Sale Price

\$180,000

Sale Date: 25/08/2017

Distance from Property: 2.1km



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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

47 EGMONT STREET, BENALLA, VIC 3672

Indicative selling price

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

Single Price:

\$185,000

Median sale price

Median price

\$260,000

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
30 CECIL ST, BENALLA, VIC 3672	\$188,500	09/03/2017
89 WALLER ST, BENALLA, VIC 3672	\$174,000	24/05/2017
37 WITT ST, BENALLA, VIC 3672	\$189,000	07/08/2017
110 BENALLA ST, BENALLA, VIC 3672	\$180,000	25/08/2017