

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

2/4 Plum Court Benalla VIC 3672

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$217,000

Property type

Unit

Suburb

Benalla

Period-from

01 Jul 2019

to

30 Jun 2020

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

1/13 Killena Avenue Benalla VIC 3672	\$285,000	04-Mar-20
8 Bond Street Benalla VIC 3672	\$285,000	10-Feb-20
2 Regency Court Benalla VIC 3672	\$286,250	05-Mar-20

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.~~

This Statement of Information was prepared on: 27 July 2020



1/13 Killena Avenue Benalla VIC 3672

 2  1  2

Sold Price

\$285,000

Sold Date **04-Mar-20**

Distance

1.2km



8 Bond Street Benalla VIC 3672

 2  1  1

Sold Price

Sold Date **10-Feb-20**

Distance

1.29km



2 Regency Court Benalla VIC 3672

 2  1  1

Sold Price

\$286,250

Sold Date **05-Mar-20**

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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