

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 13 SMYTHE STREET, BENALLA, VIC 3672 🕮 3 🕒 3 😂 5







**Indicative Selling Price** 

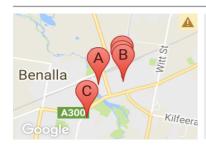
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$545,000

Provided by: Anna Greenhalgh, Benalla Residential Rural Real Estate

#### **MEDIAN SALE PRICE**



# BENALLA, VIC, 3672

**Suburb Median Sale Price (House)** 

\$265,000

01 April 2017 to 31 March 2018

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.



#### 5 MITCHELL ST, BENALLA, VIC 3672







Sale Price

\$475,000

Sale Date: 20/12/2017

Distance from Property: 709m





#### 36 SMYTHE ST, BENALLA, VIC 3672







Sale Price

\$490,000

Sale Date: 17/11/2017

Distance from Property: 246m





# 10 BENSON ST, BENALLA, VIC 3672







**Sale Price** 

\*\$520,000

Sale Date: 08/11/2017

Distance from Property: 1.6km







24 SMYTHE ST, BENALLA, VIC 3672



Sale Price

\*\$525,000

Sale Date: 11/08/2017

Distance from Property: 138m



# 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	13 SMYTHE STREET, BENALLA, VIC 3672
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# Indicative selling price

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

Single Price:	\$545,000	

## Median sale price

Median price	\$265,000	House	Χ	Unit		Suburb	BENALLA
Period	01 April 2017 to 31 March 2018		Source	 e	P	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
5 MITCHELL ST, BENALLA, VIC 3672	\$475,000	20/12/2017
36 SMYTHE ST, BENALLA, VIC 3672	\$490,000	17/11/2017
10 BENSON ST, BENALLA, VIC 3672	*\$520,000	08/11/2017
24 SMYTHE ST, BENALLA, VIC 3672	*\$525,000	11/08/2017