



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 SMYTHE STREET, BENALLA, VIC 3672



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



This report has been compiled on 05/04/2018 by Benalla Residential Rural Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Benalla Residential Rural Real Estate



24 SMYTHE ST, BENALLA, VIC 3672

4 2 2

Sale Price

***\$525,000**

Sale Date: 11/08/2017

Distance from Property: 138m



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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

13 SMYTHE STREET, BENALLA, VIC 3672

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

X

Unit


Suburb

BENALLA

Period

01 April 2017 to 31 March 2018

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
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