

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 HAROLD STREET, BENALLA, VIC**

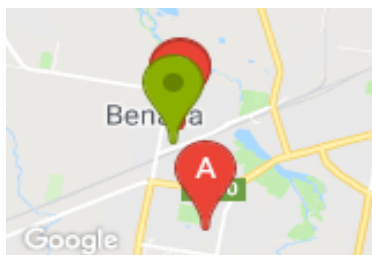
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**Indicative Selling Price**

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

**Price Range: \$175,000 to \$185,000**

## MEDIAN SALE PRICE



**BENALLA, VIC, 3672**

**Suburb Median Sale Price (House)**

**\$265,000**

01 July 2017 to 30 June 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.



**8 ROYAL AVE, BENALLA, VIC 3672**

3 1 1

**Sale Price**

**\*\$180,000**

Sale Date: 14/04/2018

Distance from Property: 1.3km



**28 WILLIAM ST, BENALLA, VIC 3672**

3 1 1

**Sale Price**

**\$182,500**

Sale Date: 16/03/2018

Distance from Property: 256m



**26 WILLIAM ST, BENALLA, VIC 3672**

3 1 2

**Sale Price**

**\$195,000**

Sale Date: 10/01/2018

Distance from Property: 241m



This report has been compiled on 09/07/2018 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

5 HAROLD STREET, BENALLA, VIC

Indicative selling price

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

Price Range:

\$175,000 to \$185,000

Median sale price

Median price

\$265,000

House

X

Unit


Suburb

BENALLA

Period

01 July 2017 to 30 June 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
8 ROYAL AVE, BENALLA, VIC 3672	*\$180,000	14/04/2018
28 WILLIAM ST, BENALLA, VIC 3672	\$182,500	16/03/2018
26 WILLIAM ST, BENALLA, VIC 3672	\$195,000	10/01/2018