

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 ALBERT STREET, BENALLA, VIC 3672 📛 2 🕒 1







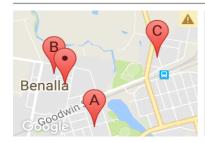
Indicative Selling Price

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

Price Range:

\$170,000 to \$185,000

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$240,000

01 July 2016 to 30 June 2017

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.



17 DEAS ST, BENALLA, VIC 3672







Sale Price

\$212,000

Sale Date: 16/06/2017

Distance from Property: 723m





18 RUSSELL ST, BENALLA, VIC 3672







Sale Price \$95,000

Sale Date: 24/02/2017

Distance from Property: 219m





15 COMMERCIAL RD, BENALLA, VIC 3672







Sale Price

\$140.000

Sale Date: 24/01/2017

Distance from Property: 1.3km



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 ALBERT STREET, BENALLA, VIC 3672
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Indicative selling price

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

Price Range: \$170,000 to \$185,000

Median sale price

Median price	\$240,000	House	Х	Unit	Suburb	BENALLA
Period	01 July 2016 to 30 June 2017			Source	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
17 DEAS ST, BENALLA, VIC 3672	\$212,000	16/06/2017
18 RUSSELL ST, BENALLA, VIC 3672	\$95,000	24/02/2017
15 COMMERCIAL RD, BENALLA, VIC 3672	\$140,000	24/01/2017

