

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

190 SAMARIA ROAD 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

or range
between

\$850,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$458,750

Property type

Farm

Suburb

Benalla

Period-from

01 May 2022

to

30 Apr 2023

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

7 MCCONNAN STREET BENALLA VIC 3672	\$875,000	14-Mar-23
640 BENALLA-TATONG ROAD BENALLA VIC 3672	\$1,200,000	28-Jun-22
49 GRANT DRIVE BENALLA VIC 3672	\$1,005,000	02-May-22

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: 01 May 2023

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7 MCCONNAN STREET BENALLA VIC 3672

5 3 2

Sold Price ^{RS} **\$875,000** ^{UN} Sold Date **14-Mar-23**

Distance **0.81km**



640 BENALLA-TATONG ROAD BENALLA VIC 3672

3 2 -

Sold Price **\$1,200,000** Sold Date **28-Jun-22**

Distance **3.54km**



49 GRANT DRIVE BENALLA VIC 3672

4 2 2

Sold Price **\$1,005,000** Sold Date **02-May-22**

Distance **1.26km**

RS = Recent sale **UN** = Undisclosed Sale

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