

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

530 BENALLA-TATONG 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

\$910,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$264,500

Property type

Land

Suburb

Benalla

Period-from

01 Oct 2022

to

30 Sep 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

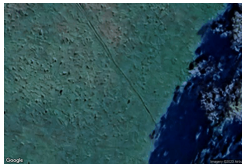
GUNN ROAD BENALLA VIC 3672	\$610,200	01-Sep-22
340 TERRETT ROAD GOOMALIBEE VIC 3673	\$750,000	19-Jan-22
72 WARNOCK ROAD SWANPOOL VIC 3673	\$850,000	20-May-23

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.

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GUNN ROAD BENALLA VIC 3672

Sold Price

\$610,200

Sold Date

01-Sep-22


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-



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Distance

7.44km

**340 TERRETT ROAD GOOMALIBEE
VIC 3673**

Sold Price

\$750,000

Sold Date

19-Jan-22


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Distance

14.17km

**72 WARNOCK ROAD SWANPOOL
VIC 3673**

Sold Price

\$850,000

Sold Date

20-May-23


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Distance

18.49km
RS = Recent sale

UN = Undisclosed Sale

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