BRR Benalla Residential Rural Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980
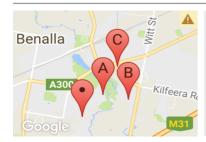
24 MCCONNAN STREET, BENALLA, VIC   🛏 4   🛁 3   🚗 2

Indicative Selling Price

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

Single Price: **$405,000**

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.

2 NEIL AVE, BENALLA, VIC 3672   🛏 4   🛁 2   🚗 3

Sale Price

$390,000

Sale Date: 24/02/2017

Distance from Property: 842m   Ⓐ

21 SOUTH ST, BENALLA, VIC 3672   🛏 4   🛁 2   🚗 2

Sale Price

$405,000

Sale Date: 09/11/2016

Distance from Property: 1.3km   Ⓑ

69 SMYTHE ST, BENALLA, VIC 3672   🛏 3   🛁 2   🚗 5

Sale Price

$380,000

Sale Date: 24/02/2017

Distance from Property: 1.7km   Ⓒ

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	24 MCCONNAN STREET, BENALLA, VIC 3672

Indicative selling price

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

Single Price:	$405,000

Median sale price

Median price	$265,000	House	X	Unit		Suburb	BENALLA
Period	01 April 2017 to 31 March 2018			Source		pricefinder	

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
2 NEIL AVE, BENALLA, VIC 3672	$390,000	24/02/2017
21 SOUTH ST, BENALLA, VIC 3672	$405,000	09/11/2016
69 SMYTHE ST, BENALLA, VIC 3672	$380,000	24/02/2017