



## 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](http://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



This report has been compiled on 08/05/2018 by Benalla Residential Rural 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

24 MCCONNAN STREET, BENALLA, VIC 3672

Indicative selling price

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



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