

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/1 SHADFORTH STREET, BENALLA, VIC**

2 1 1

**Indicative Selling Price**

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

**Price Range: \$225,000 to \$240,000**

## MEDIAN SALE PRICE



**BENALLA, VIC, 3672**

**Suburb Median Sale Price (Unit)**

**\$179,500**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**1/2 DIPLOMAT CRT, BENALLA, VIC 3672**

2 1 1

**Sale Price**

**\$220,000**

Sale Date: 30/11/2017

Distance from Property: 1.7km



**8 HISCOCK CRT, BENALLA, VIC 3672**

2 1 1

**Sale Price**

**\$258,000**

Sale Date: 23/03/2018

Distance from Property: 707m



**3/105 BRIDGE ST, BENALLA, VIC 3672**

2 1 1

**Sale Price**

**\$217,500**

Sale Date: 21/12/2017

Distance from Property: 1.3km



This report has been compiled on 14/06/2018 by Brian J Howe 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 in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

2/1 SHADFORTH 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)

Price Range:

\$225,000 to \$240,000

Median sale price

Median price

\$179,500

House

Unit

X


Suburb

BENALLA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1/2 DIPLOMAT CRT, BENALLA, VIC 3672	\$220,000	30/11/2017
8 HISCOCK CRT, BENALLA, VIC 3672	\$258,000	23/03/2018
3/105 BRIDGE ST, BENALLA, VIC 3672	\$217,500	21/12/2017