

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/1 SHADFORTH STREET, BENALLA, VIC 🕮 2 🕒 1 🚓 1







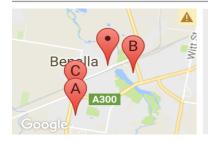
Indicative Selling Price

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

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







Sale Price

\$220,000

Sale Date: 30/11/2017

Distance from Property: 1.7km





8 HISCOCK CRT, BENALLA, VIC 3672







Sale Price

\$258,000

Sale Date: 23/03/2018

Distance from Property: 707m



3/105 BRIDGE ST, BENALLA, VIC 3672









\$217,500

Sale Date: 21/12/2017





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
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Indicative selling price

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

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

Median sale price

Median price	\$179,500	House	Unit	Χ	Suburb	BENALLA
Period	01 April 2017 to 31 March 2018		Source	e	p	ricefinder

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