

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



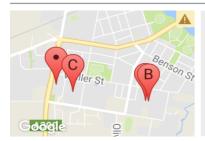
# 20 DIPLOMAT COURT, BENALLA, VIC 3672 🕮 4 🕒 2 🚓 2

#### **Indicative Selling Price**

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

\$295,000 to \$315,000 Price Range:

## **MEDIAN SALE PRICE**



# BENALLA, VIC, 3672

**Suburb Median Sale Price (House)** 

\$250,000

01 October 2016 to 30 September 2017

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 CORREA CL, BENALLA, VIC 3672







Sale Price

\$290,000

Sale Date: 06/07/2017

Distance from Property: 1.2km





#### 15 GOODENIA DR, BENALLA, VIC 3672







Sale Price

\$320,000

Sale Date: 23/03/2017

Distance from Property: 1.3km





# 12 GRUBISSA CRT, BENALLA, VIC 3672







**Sale Price** 

\$375,000

Sale Date: 20/12/2016

Distance from Property: 253m



# 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	20 DIPLOMAT COURT, BENALLA, VIC 3672
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## Indicative selling price

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

Price Range: \$295,000 to \$315,000

## Median sale price

Median price	\$250,000	House	X	Unit	Suburb	BENALLA	
Period	01 October 2016 to 30 September 2017			Source	p	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 CORREA CL, BENALLA, VIC 3672	\$290,000	06/07/2017
15 GOODENIA DR, BENALLA, VIC 3672	\$320,000	23/03/2017
12 GRUBISSA CRT, BENALLA, VIC 3672	\$375,000	20/12/2016