

## 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](http://consumer.vic.au/underquoting)

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

## MEDIAN SALE PRICE



### BENALLA, VIC, 3672

Suburb Median Sale Price (House)

**\$250,000**

01 October 2016 to 30 September 2017

Provided by: 

## 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**

 4  2  2

### Sale Price

**\$290,000**

Sale Date: 06/07/2017

Distance from Property: 1.2km



**15 GOODENIA DR, BENALLA, VIC 3672**

 4  2  2

### Sale Price

**\$320,000**

Sale Date: 23/03/2017

Distance from Property: 1.3km



**12 GRUBISSA CRT, BENALLA, VIC 3672**

 4  2  2

### Sale Price

**\$375,000**

Sale Date: 20/12/2016

Distance from Property: 253m



This report has been compiled on 17/11/2017 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2017 - [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

20 DIPLOMAT COURT, 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:

\$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



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