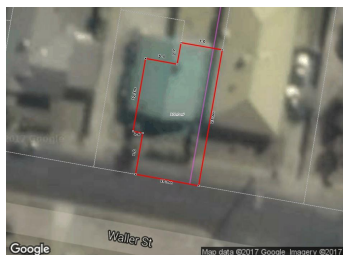


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/144 WALLER STREET, BENALLA, VIC

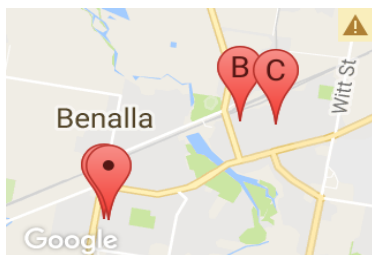
2 1 1

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (Unit)

\$181,500

01 April 2016 to 31 March 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.



1/148 WALLER ST, BENALLA, VIC 3672

2 1 1

Sale Price

\$175,000

Sale Date: 15/11/2016

Distance from Property: 59m



1/13 WALKER ST, BENALLA, VIC 3672

2 1 1

Sale Price

\$178,000

Sale Date: 13/08/2016

Distance from Property: 2.3km



2/27 BYRNE ST, BENALLA, VIC 3672

2 1 1

Sale Price

\$190,000

Sale Date: 28/06/2016

Distance from Property: 2.6km



This report has been compiled on 19/06/2017 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2017 - 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

1/144 WALLER STREET, BENALLA, VIC 3672

Indicative selling price

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

Price Range:

Median sale price

Median price

\$181,500

House

Unit

X

Suburb

BENALLA

Period

01 April 2016 to 31 March 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
1/148 WALLER ST, BENALLA, VIC 3672	\$175,000	15/11/2016
1/13 WALKER ST, BENALLA, VIC 3672	\$178,000	13/08/2016
2/27 BYRNE ST, BENALLA, VIC 3672	\$190,000	28/06/2016