



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 MORAN STREET, BENALLA, VIC 3672

3 2 2

Indicative Selling Price

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

Single Price:

\$335,000

Provided by: Anna Greenhalgh, Benalla Residential Rural Real Estate

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$265,000

01 April 2017 to 31 March 2018

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.



10 MORAN ST, BENALLA, VIC 3672

3 2 3

Sale Price

\$352,500

Sale Date: 07/12/2017

Distance from Property: 41m



16 STAPLETON CRT, BENALLA, VIC 3672

3 2 1

Sale Price

\$305,000

Sale Date: 30/11/2017

Distance from Property: 2km



5 WALLER ST, BENALLA, VIC 3672

3 1 2

Sale Price

\$314,000

Sale Date: 15/11/2017

Distance from Property: 1.2km



This report has been compiled on 16/04/2018 by Benalla Residential Rural Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Benalla Residential Rural Real Estate



19 CARLYLE ST, BENALLA, VIC 3672

 3  2  2

Sale Price

\$349,000

Sale Date: 04/10/2017

Distance from Property: 1km



This report has been compiled on 16/04/2018 by Benalla Residential Rural Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

6 MORAN STREET, BENALLA, VIC 3672

Indicative selling price

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

Single Price:

\$335,000

Median sale price

Median price

\$265,000

House

X

Unit

Suburb

BENALLA

Period

01 April 2017 to 31 March 2018

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
10 MORAN ST, BENALLA, VIC 3672	\$352,500	07/12/2017
16 STAPLETON CRT, BENALLA, VIC 3672	\$305,000	30/11/2017
5 WALLER ST, BENALLA, VIC 3672	\$314,000	15/11/2017
19 CARLYLE ST, BENALLA, VIC 3672	\$349,000	04/10/2017