

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



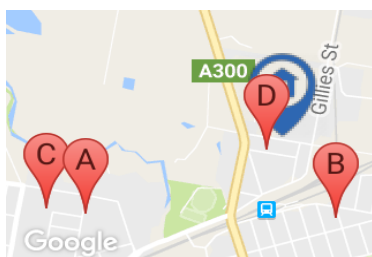
43 ROE STREET, BENALLA, VIC 3672

 3  -  -

Indicative Selling Price

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

SUBURB MEDIAN



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$245,000

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.



50 COOK ST, BENALLA, VIC 3672

 3  1  1

Sale Price

***\$165,000**

Sale Date: 28/04/2017

Distance from Property: 1.4km



14 BARKLY ST, BENALLA, VIC 3672

 3  1  1

Sale Price

\$166,000

Sale Date: 28/01/2017

Distance from Property: 684m



18 RUSSELL ST, BENALLA, VIC 3672

 2  1  -

Sale Price

Price Withheld

Sale Date: 24/02/2017

Distance from Property: 1.7km



This report has been compiled on 23/05/2017 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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9 RYAN ST, BENALLA, VIC 3672

 **2**  **1**  **1**

Sale Price

\$155,000

Sale Date: 15/02/2017

Distance from Property: 140m



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

43 ROE STREET, BENALLA, VIC 3672

Indicative selling price

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

Single Price / Range

Median sale price

Median price

\$245,000

House

X

Unit


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
50 COOK ST, BENALLA, VIC 3672	*\$165,000	28/04/2017
14 BARKLY ST, BENALLA, VIC 3672	\$166,000	28/01/2017
18 RUSSELL ST, BENALLA, VIC 3672	Price Withheld	24/02/2017
9 RYAN ST, BENALLA, VIC 3672	\$155,000	15/02/2017