

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



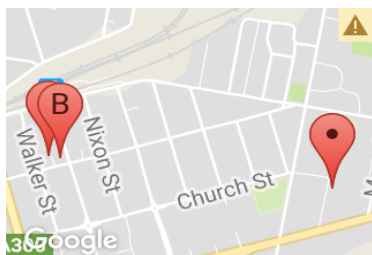
1/16 CLARENDON STREET, BENALLA, VIC 2 1 1

Indicative Selling Price

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

Price Range: \$200,000 to \$219,500

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (Unit)

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



2/39 BENALLA ST, BENALLA, VIC 3672 2 1 2

Sale Price

***\$192,000**

Sale Date: 17/04/2018

Distance from Property: 949m



20 CARRIER ST, BENALLA, VIC 3672 2 1 1

Sale Price

****\$199,000**

Sale Date: 21/02/2018

Distance from Property: 909m



8 MATHIESON CT, BENALLA, VIC 3672 3 1 2

Sale Price

***\$260,000**

Sale Date: 31/10/2017

Distance from Property: 2.1km

This report has been compiled on 13/06/2018 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/16 CLARENDON STREET, BENALLA, VIC 3672

Indicative selling price

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

Price Range:

\$200,000 to \$219,500

Median sale price

Median price

House

Unit

X


Suburb

BENALLA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
2/39 BENALLA ST, BENALLA, VIC 3672	*\$192,000	17/04/2018
20 CARRIER ST, BENALLA, VIC 3672	**\$199,000	21/02/2018
8 MATHIESON CT, BENALLA, VIC 3672	*\$260,000	31/10/2017