

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/105 BRIDGE STREET W, BENALLA, VIC**

 2  1  1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

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

## MEDIAN SALE PRICE



**BENALLA, VIC, 3672**

**Suburb Median Sale Price (Unit)**

**\$179,000**

01 July 2016 to 30 June 2017

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.



**149 WALLER ST, BENALLA, VIC 3672**

 2  1  1

**Sale Price**

**Price Withheld**

Sale Date: 01/08/2017

Distance from Property: 456m



**2/47 WEDGE ST, BENALLA, VIC 3672**

 2  1  1

**Sale Price**

**\*\$173,500**

Sale Date: 22/07/2017

Distance from Property: 568m



**3 NIXON ST, BENALLA, VIC 3672**

 2  1  1

**Sale Price**

**\*\$225,500**

Sale Date: 10/05/2017

Distance from Property: 2.3km



This report has been compiled on 30/08/2017 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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**1/30 BYRNE ST, BENALLA, VIC 3672**

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

Sale Price

**\$164,000**

Sale Date: 07/02/2017

Distance from Property: 2.4km



**3/35 NIXON ST, BENALLA, VIC 3672**

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

Sale Price

**\$225,500**

Sale Date: 02/12/2016

Distance from Property: 2.2km



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

3/105 BRIDGE STREET W, 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:

\$200,000 to \$219,500

Median sale price

Median price

\$179,000

House

Unit

X


Suburb

BENALLA

Period

01 July 2016 to 30 June 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
149 WALLER ST, BENALLA, VIC 3672	Price Withheld	01/08/2017
2/47 WEDGE ST, BENALLA, VIC 3672	*\$173,500	22/07/2017
3 NIXON ST, BENALLA, VIC 3672	*\$225,500	10/05/2017
1/30 BYRNE ST, BENALLA, VIC 3672	\$164,000	07/02/2017

3/35 NIXON ST, BENALLA, VIC 3672

\$225,500

02/12/2016