

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 MARKET STREET, BENALLA, VIC 3672

3 1 2

Indicative Selling Price

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

Single Price: \$280,000

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$240,000

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.



31 MAUD ST, BENALLA, VIC 3672

3 1 1

Sale Price

***\$265,000**

Sale Date: 31/08/2017

Distance from Property: 309m



55 CECIL ST, BENALLA, VIC 3672

3 1 1

Sale Price

***\$252,500**

Sale Date: 11/08/2017

Distance from Property: 611m



8 RIVERVIEW RD, BENALLA, VIC 3672

3 1 3

Sale Price

***\$265,000**

Sale Date: 21/06/2017

Distance from Property: 865m

This report has been compiled on 07/09/2017 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

5 MARKET STREET, BENALLA, VIC 3672

Indicative selling price

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

Single Price:

\$280,000

Median sale price

Median price

\$240,000

House

X

Unit


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
31 MAUD ST, BENALLA, VIC 3672	*\$265,000	31/08/2017
55 CECIL ST, BENALLA, VIC 3672	*\$252,500	11/08/2017
8 RIVERVIEW RD, BENALLA, VIC 3672	*\$265,000	21/06/2017