



# STATEMENT OF INFORMATION

11 SWANLEA AVENUE, BENALLA, VIC

PREPARED BY BRIAN J HOWE REAL ESTATE, 50 NUNN STREET BENALLA



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 SWANLEA AVENUE, BENALLA, VIC**

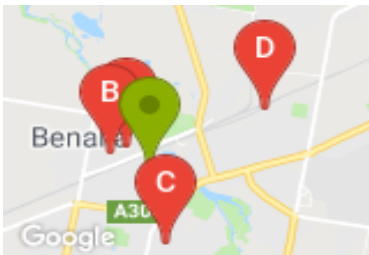
3 1 2

**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 (House)**

**\$268,500**

01 July 2017 to 30 June 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.



**28 SHADFORTH ST, BENALLA, VIC 3672**

3 1 2

**Sale Price**

**\*\$211,000**

Sale Date: 12/07/2018

Distance from Property: 417m



**13 GRAEME CRT, BENALLA, VIC 3672**

3 1 3

**Sale Price**

**\*\$185,000**

Sale Date: 10/07/2018

Distance from Property: 559m



**45 CECIL ST, BENALLA, VIC 3672**

3 1 1

**Sale Price**

**\$182,500**

Sale Date: 26/06/2018

Distance from Property: 1.1km



This report has been compiled on 02/08/2018 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**3 TOMKINS PDE, BENALLA, VIC 3672**

 **3**  **1**  **3**

Sale Price

**\$190,000**

Sale Date: 29/03/2018

Distance from Property: 1.7km



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

11 SWANLEA AVENUE, BENALLA, VIC

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

\$268,500

House

X

Unit


Suburb

BENALLA

Period

01 July 2017 to 30 June 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
28 SHADFORTH ST, BENALLA, VIC 3672	*\$211,000	12/07/2018
13 GRAEME CRT, BENALLA, VIC 3672	*\$185,000	10/07/2018
45 CECIL ST, BENALLA, VIC 3672	\$182,500	26/06/2018
3 TOMKINS PDE, BENALLA, VIC 3672	\$190,000	29/03/2018