

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1A Mary Street Benalla VIC 3672

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$269,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$280,000

Property type

House

Suburb

Benalla

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

2 Kathryn Street Benalla VIC 3672	\$267,000	31-May-19
12 Munro Avenue Benalla VIC 3672	\$277,000	12-Sep-19
11 Waller Street Benalla VIC 3672	\$290,000	31-May-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 01 November 2019



2 Kathryn Street Benalla VIC 3672

Sold Price

\$267,000

Sold Date

31-May-19

 3  1  2

Distance

1.37km



12 Munro Avenue Benalla VIC 3672

Sold Price

\$277,000

Sold Date

12-Sep-19

 3  1  1

Distance

2.3km



11 Waller Street Benalla VIC 3672

Sold Price

\$290,000

Sold Date

31-May-19

 3  1  3

Distance

2.34km



20 Dunn Street Benalla VIC 3672

Sold Price

\$287,500

Sold Date

21-Dec-18

 3  1  1

Distance

2.67km



89 Coish Avenue Benalla VIC 3672

Sold Price

\$280,000

Sold Date

31-Dec-18

 3  1  1

Distance

2.94km

RS = Recent sale

UN = Undisclosed Sale

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