



Benalla Residential Rural
Real Estate

STATEMENT OF INFORMATION

1/21 SMYTHE STREET, BENALLA, VIC 3672

PREPARED BY ANNA GREENHALGH, BENALLA RESIDENTIAL RURAL REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/21 SMYTHE STREET, BENALLA, VIC 3672  3  1  1

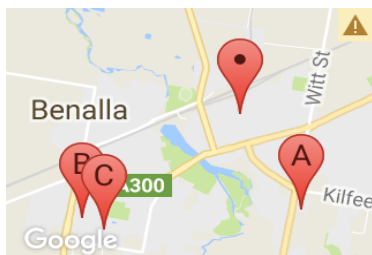
Indicative Selling Price

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

Single Price: **\$210,000**

Provided by: Anna Greenhalgh, Benalla Residential Rural Real Estate

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (Unit)

\$185,000

01 April 2017 to 31 March 2018

Provided by: 

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.



2/1 KURRAJONG CRT, BENALLA, VIC 3672

 2  1  1

Sale Price

\$225,000

Sale Date: 27/12/2017

Distance from Property: 1.6km



1/2 DIPLOMAT CRT, BENALLA, VIC 3672

 2  1  1

Sale Price

\$220,000

Sale Date: 30/11/2017

Distance from Property: 2.6km



2/117 CLARKE ST, BENALLA, VIC 3672

 2  1  1

Sale Price

\$210,000

Sale Date: 09/11/2017

Distance from Property: 2.5km



This report has been compiled on 24/04/2018 by Benalla Residential Rural Real Estate. Property Data Solutions Pty Ltd 2018 - 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

1/21 SMYTHE STREET, BENALLA, VIC 3672

Indicative selling price

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

Single Price:

\$210,000

Median sale price

Median price

\$185,000

House

Unit

X

Suburb

BENALLA

Period

01 April 2017 to 31 March 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
2/1 KURRAJONG CRT, BENALLA, VIC 3672	\$225,000	27/12/2017
1/2 DIPLOMAT CRT, BENALLA, VIC 3672	\$220,000	30/11/2017
2/117 CLARKE ST, BENALLA, VIC 3672	\$210,000	09/11/2017