

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 TOMKINS PARADE, BENALLA, VIC 3672 3 1 2

Indicative Selling Price

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

Price Range: **\$187,000 to \$195,000**

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$250,000

01 October 2016 to 30 September 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.



110 BENALLA ST, BENALLA, VIC 3672 3 1 1

Sale Price

***\$180,000**

Sale Date: 28/10/2017

Distance from Property: 350m



19 BARKLY ST, BENALLA, VIC 3672 3 1 1

Sale Price

***\$192,500**

Sale Date: 30/09/2017

Distance from Property: 367m



37 WITT ST, BENALLA, VIC 3672 3 1 2

Sale Price

Price Withheld

Sale Date: 28/07/2017

Distance from Property: 679m



This report has been compiled on 27/11/2017 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

3 TOMKINS PARADE, BENALLA, VIC 3672

Indicative selling price

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

Price Range:

\$187,000 to \$195,000

Median sale price

Median price

\$250,000

House

X

Unit


Suburb

BENALLA

Period

01 October 2016 to 30 September 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
110 BENALLA ST, BENALLA, VIC 3672	*\$180,000	28/10/2017
19 BARKLY ST, BENALLA, VIC 3672	*\$192,500	30/09/2017
37 WITT ST, BENALLA, VIC 3672	Price Withheld	28/07/2017