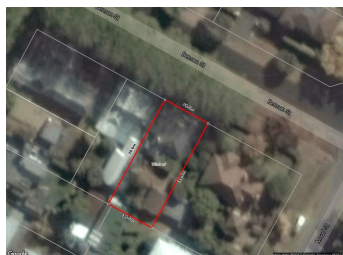


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**26 BENSON STREET, BENALLA, VIC 3672**

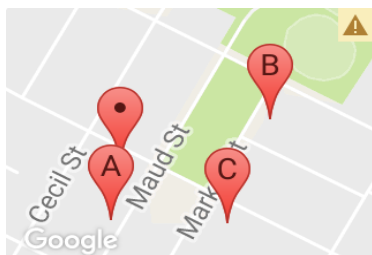
 3  -  -

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$289,500**

## SUBURB MEDIAN



**BENALLA, VIC, 3672**

**Suburb Median Sale Price (House)**

**\$245,000**

01 April 2016 to 31 March 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.



**32 MAUD ST, BENALLA, VIC 3672**

 3  1  2

**Sale Price**

**\$315,000**

Sale Date: 15/12/2016

Distance from Property: 108m



**5 MARKET ST, BENALLA, VIC 3672**

 3  1  2

**Sale Price**

**\$248,000**

Sale Date: 18/05/2016

Distance from Property: 262m



**44 BENSON ST, BENALLA, VIC 3672**

 3  1  1

**Sale Price**

**\$260,000**

Sale Date: 08/02/2016

Distance from Property: 211m



This report has been compiled on 05/06/2017 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

26 BENSON STREET, BENALLA, VIC 3672

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$289,500

Median sale price

Median price

\$245,000

House

X

Unit


Suburb

BENALLA

Period

01 April 2016 to 31 March 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
32 MAUD ST, BENALLA, VIC 3672	\$315,000	15/12/2016
5 MARKET ST, BENALLA, VIC 3672	\$248,000	18/05/2016
44 BENSON ST, BENALLA, VIC 3672	\$260,000	08/02/2016