

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 20 CARRIER STREET, BENALLA, VIC 3672 🕮 2 🕒 1

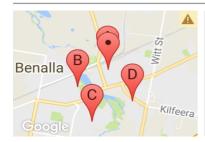
**Indicative Selling Price** 

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

Single Price: \$199,000

Provided by: Anna Greenhalgh, Benalla Residential Rural Real Estate

#### **MEDIAN SALE PRICE**



# BENALLA, VIC, 3672

**Suburb Median Sale Price (Unit)** 

\$182,500

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.



#### 1 CARRIER ST, BENALLA, VIC 3672







Sale Price

# **Price Withheld**

Sale Date: 08/05/2017

Distance from Property: 184m





1/24 ARUNDEL ST, BENALLA, VIC 3672







**Sale Price** 

\$185,000

Sale Date: 09/03/2017

Distance from Property: 953m





2/39 MARKET ST, BENALLA, VIC 3672







**Sale Price** 

\$186,000

Sale Date: 01/03/2017

Distance from Property: 1.6km









Sale Price \$197,000

Sale Date: 13/01/2017

Distance from Property: 1.1km



# 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	20 CARRIER STREET, BENALLA, VIC 3672
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# Indicative selling price

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

Single Price:	\$199,000

## Median sale price

Median price	\$182,500	House	Χ	Unit	Suburb	BENALLA
Period	01 October 2016 to 30 September 2017		Source	p	pricefinder	

### 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
1 CARRIER ST, BENALLA, VIC 3672	Price Withheld	08/05/2017
1/24 ARUNDEL ST, BENALLA, VIC 3672	\$185,000	09/03/2017
2/39 MARKET ST, BENALLA, VIC 3672	\$186,000	01/03/2017
7 RIVERVIEW RD, BENALLA, VIC 3672	\$197,000	13/01/2017