



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 CARRIER STREET, BENALLA, VIC 3672** 2 1 1

### Indicative Selling Price

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

2 1 1

Sale Price

**Price Withheld**

Sale Date: 08/05/2017

Distance from Property: 184m



**1/24 ARUNDEL ST, BENALLA, VIC 3672**

2 1 2

Sale Price

**\$185,000**

Sale Date: 09/03/2017

Distance from Property: 953m



**2/39 MARKET ST, BENALLA, VIC 3672**

2 1 1

Sale Price

**\$186,000**

Sale Date: 01/03/2017

Distance from Property: 1.6km



This report has been compiled on 20/12/2017 by Benalla Residential Rural Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Benalla Residential Rural Real Estate



7 RIVERVIEW RD, BENALLA, VIC 3672

 2  1  1

Sale Price

**\$197,000**

Sale Date: 13/01/2017

Distance from Property: 1.1km



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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

20 CARRIER 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:

\$199,000

Median sale price

Median price

\$182,500

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
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