

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 COOK STREET, BENALLA, VIC 3672







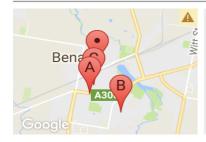
Indicative Selling Price

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

Price Range:

\$235,000 to \$248,000

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$260,000

01 April 2017 to 31 March 2018

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.



73 BRIDGE ST, BENALLA, VIC 3672







Sale Price

*\$232,000

Sale Date: 26/04/2018

Distance from Property: 795m





5 DAWN ST, BENALLA, VIC 3672









Sale Price

**\$276,000

Sale Date: 20/04/2018

Distance from Property: 1.4km





31 CLARKE ST, BENALLA, VIC 3672







Sale Price

\$245.000

Sale Date: 06/03/2018

Distance from Property: 512m



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	6 COOK STREET, BENALLA, VIC 3672
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Indicative selling price

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Price Range: \$235,000 to \$248,000

Median sale price

Median price	\$260,000	House	Х	Unit	Suburb	BENALLA
Period	01 April 2017 to 31 March 2018			Source	p	ricefinder

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
73 BRIDGE ST, BENALLA, VIC 3672	*\$232,000	26/04/2018
5 DAWN ST, BENALLA, VIC 3672	**\$276,000	20/04/2018
31 CLARKE ST, BENALLA, VIC 3672	\$245,000	06/03/2018