

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 COOK STREET, BENALLA, VIC 3672

3 bedrooms 1 bathroom 1 car

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

3 bedrooms 1 bathroom 1 car

Sale Price

***\$232,000**

Sale Date: 26/04/2018

Distance from Property: 795m



5 DAWN ST, BENALLA, VIC 3672

3 bedrooms 1 bathroom 1 car

Sale Price

****\$276,000**

Sale Date: 20/04/2018

Distance from Property: 1.4km



31 CLARKE ST, BENALLA, VIC 3672

3 bedrooms 1 bathroom 2 cars

Sale Price

\$245,000

Sale Date: 06/03/2018

Distance from Property: 512m



This report has been compiled on 01/05/2018 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2018 - 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

6 COOK STREET, BENALLA, VIC 3672

Indicative selling price

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

Price Range:

\$235,000 to \$248,000

Median sale price

Median price

\$260,000

House

X

Unit


Suburb

BENALLA

Period

01 April 2017 to 31 March 2018

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
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