

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**10 ALBERT STREET, BENALLA, VIC 3672**

3 1 -

**Indicative Selling Price**

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

## 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.



**50 COOK ST, BENALLA, VIC 3672**

3 1 1

**Sale Price**

**\*\$165,000**

Sale Date: 28/04/2017

Distance from Property: 168m



**30 CECIL ST, BENALLA, VIC 3672**

3 1 1

**Sale Price**

**\$188,500**

Sale Date: 09/03/2017

Distance from Property: 1.6km



**7 SWANLEA AVE, BENALLA, VIC 3672**

3 1 2

**Sale Price**

**\$215,000**

Sale Date: 02/12/2016

Distance from Property: 643m



This report has been compiled on 18/05/2017 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

10 ALBERT 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

### Median sale price

Median price

\$245,000

House

X

Unit

Suburb

BENALLA

Period

01 April 2016 to 31 March 2017

Source

 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
50 COOK ST, BENALLA, VIC 3672	*\$165,000	28/04/2017
30 CECIL ST, BENALLA, VIC 3672	\$188,500	09/03/2017
7 SWANLEA AVE, BENALLA, VIC 3672	\$215,000	02/12/2016