

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 ALBERT STREET, BENALLA, VIC 3672 🕮 3 🕒 1 😂 -



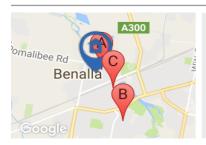




Indicative Selling Price

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

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







Sale Price

*\$165,000

Sale Date: 28/04/2017

Distance from Property: 168m





30 CECIL ST, BENALLA, VIC 3672







Sale Price

\$188,500

Sale Date: 09/03/2017

Distance from Property: 1.6km





7 SWANLEA AVE, BENALLA, VIC 3672









Sale Price

\$215,000

Sale Date: 02/12/2016

Distance from Property: 643m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered f	or 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/underquo	ting		
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

