BRR Benalla Residential Rural Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

1/1-3 PEPPERMINT PLACE, BENALLA, VIC 🛏 2 🛁 1 🚗 1

Indicative Selling Price

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

Single Price: **$249,000**

Provided by: Anna Greenhalgh, Benalla Residential Rural Real Estate

MEDIAN SALE PRICE

BENALLA, VIC, 3672

Suburb Median Sale Price (Unit)

$185,000

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.

2/4 PLUM CRT, BENALLA, VIC 3672 🛏 2 🛁 1 🚗 1

Sale Price

$250,000

Sale Date: 20/06/2016

Distance from Property: 2.4km **A**

2/21 WALLER ST, BENALLA, VIC 3672 🛏 2 🛁 1 🚗 2

Sale Price

$240,000

Sale Date: 23/03/2016

Distance from Property: 1.8km **B**

2/16 STATESMAN DR, BENALLA, VIC 3672 🛏 2 🛁 1 🚗 1

Sale Price

$220,000

Sale Date: 22/02/2016

Distance from Property: 3.1km **C**

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	1/1-3 PEPPERMINT PLACE, BENALLA, VIC 3672

Indicative selling price

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

Single Price:	$249,000

Median sale price

Median price	$185,000	House	X	Unit		Suburb	BENALLA
Period	01 October 2016 to 30 September 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
2/4 PLUM CRT, BENALLA, VIC 3672	$250,000	20/06/2016
2/21 WALLER ST, BENALLA, VIC 3672	$240,000	23/03/2016
2/16 STATESMAN DR, BENALLA, VIC 3672	$220,000	22/02/2016

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