

STATEMENT OF INFORMATION

50 ROE STREET, BENALLA, VIC 3672

PREPARED BY BRIAN J HOWE REAL ESTATE, 50 NUNN STREET BENALLA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



50 ROE STREET, BENALLA, VIC 3672

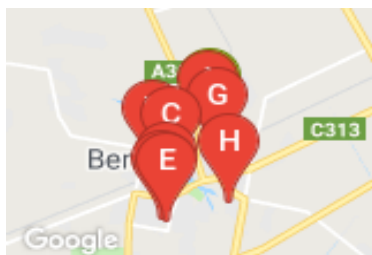
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Indicative Selling Price

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

Price Range: \$225,000 to \$247,000

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$320,000

01 October 2018 to 30 September 2019

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.



15 RYAN ST, BENALLA, VIC 3672

3 1 1

Sale Price

***\$192,500**

Sale Date: 27/08/2019

Distance from Property: 106m



11 GRAEME CRT, BENALLA, VIC 3672

3 1 2

Sale Price

***\$200,000**

Sale Date: 26/08/2019

Distance from Property: 1.8km



11 SWANLEA AVE, BENALLA, VIC 3672

3 1 1

Sale Price

\$206,000

Sale Date: 23/08/2019

Distance from Property: 1.5km



This report has been compiled on 09/10/2019 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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21 DUNN ST, BENALLA, VIC 3672

3 1 4

Sale Price

***\$0**

Sale Date: 19/08/2019

Distance from Property: 2.5km



19 AFTON AVE, BENALLA, VIC 3672

3 1 3

Sale Price

\$235,000

Sale Date: 13/08/2019

Distance from Property: 2.7km



12 ROYAL AVE, BENALLA, VIC 3672

3 1 1

Sale Price

\$298,000

Sale Date: 25/06/2019

Distance from Property: 2.7km



12 BYRNE ST, BENALLA, VIC 3672

3 2 2

Sale Price

\$262,500

Sale Date: 19/06/2019

Distance from Property: 590m



2 KATHRYN ST, BENALLA, VIC 3672

3 1 5

Sale Price

\$267,000

Sale Date: 31/05/2019

Distance from Property: 2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

50 ROE STREET, BENALLA, VIC 3672

Indicative selling price

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

Price Range:

\$225,000 to \$247,000

Median sale price

Median price

\$320,000

Property type

House

Suburb

BENALLA

Period

01 October 2018 to 30 September 2019

Source

pricfinder

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

15 RYAN ST, BENALLA, VIC 3672	*\$192,500	27/08/2019
11 GRAEME CRT, BENALLA, VIC 3672	*\$200,000	26/08/2019
11 SWANLEA AVE, BENALLA, VIC 3672	\$206,000	23/08/2019

This Statement of Information was prepared on:

09/10/2019

21 DUNN ST, BENALLA, VIC 3672	*\$0	19/08/2019
19 AFTON AVE, BENALLA, VIC 3672	\$235,000	13/08/2019
12 ROYAL AVE, BENALLA, VIC 3672	\$298,000	25/06/2019
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