

Brian J. Howe

JP-CSA (RE/MAX)



**REAL
ESTATE**

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



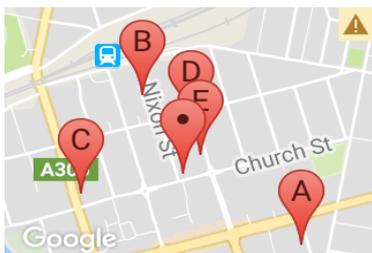
51 CHURCH STREET, BENALLA, VIC 3672 4 1 2

Indicative Selling Price

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

Price Range: **\$325,000 to \$357,000**

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 two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



70 BARKLY ST, BENALLA, VIC 3672

4 2 2

Sale Price

****\$420,000**

Sale Date: 17/04/2018

Distance from Property: 469m



12 NIXON ST, BENALLA, VIC 3672

4 1 4

Sale Price

\$339,000

Sale Date: 06/11/2017

Distance from Property: 319m



37 NUNN ST, BENALLA, VIC 3672

4 2 1

Sale Price

\$415,000

Sale Date: 01/11/2017

Distance from Property: 347m



This report has been compiled on 06/06/2018 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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24 SMYTHE ST, BENALLA, VIC 3672

4 2 2

Sale Price
***\$525,000**

Sale Date: 11/08/2017

Distance from Property: 179m



36 SMYTHE ST, BENALLA, VIC 3672

3 2 1

Sale Price
\$490,000

Sale Date: 17/11/2017

Distance from Property: 90m

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

51 CHURCH STREET, BENALLA, VIC 3672

Indicative selling price

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

Price Range: \$325,000 to \$357,000

Median sale price

Median price \$260,000

House

Unit

Suburb

BENALLA

Period 01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
70 BARKLY ST, BENALLA, VIC 3672	**\$420,000	17/04/2018
12 NIXON ST, BENALLA, VIC 3672	\$339,000	06/11/2017
37 NUNN ST, BENALLA, VIC 3672	\$415,000	01/11/2017
24 SMYTHE ST, BENALLA, VIC 3672	*\$525,000	11/08/2017

36 SMYTHE ST, BENALLA, VIC 3672	\$490,000	17/11/2017
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