

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

37 DENNIS ROAD BENALLA VIC 3672

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,139,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

House

Suburb

Benalla

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

78 DENNIS ROAD BENALLA VIC 3672	\$995,000	29-Nov-23
25 MCCONNAN STREET BENALLA VIC 3672	\$1,050,000	18-Jul-23
45 GRANT DRIVE BENALLA VIC 3672	\$1,350,000	07-May-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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78 DENNIS ROAD BENALLA VIC 3672

4 2 4

Sold Price **\$995,000** Sold Date **29-Nov-23**

Distance **0.35km**



25 MCCONNAN STREET BENALLA VIC 3672

4 2 4

Sold Price **\$1,050,000** Sold Date **18-Jul-23**

Distance **4.42km**



45 GRANT DRIVE BENALLA VIC 3672

4 3 2

Sold Price **\$1,350,000** Sold Date **07-May-24**

Distance **4.92km**

RS = Recent sale UN = Undisclosed Sale

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