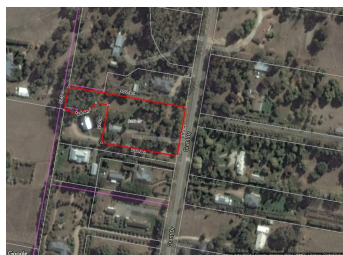




## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**42 GRANT DRIVE, BENALLA, VIC 3672**

- - -

### Indicative Selling Price

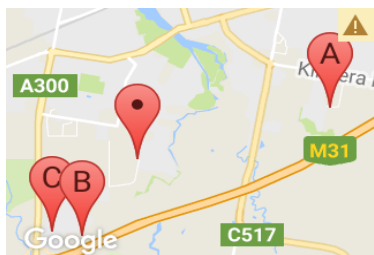
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$439,000**

Provided by: Anna Greenhalgh, Benalla Residential Rural Real Estate

## MEDIAN SALE PRICE



**BENALLA, VIC, 3672**

Suburb Median Sale Price (House)

**\$250,500**

01 October 2016 to 30 September 2017

Provided by:

## 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.



**61 WILLIS LITTLE DR, BENALLA, VIC 3672**

3 2 3

Sale Price

**\$450,000**

Sale Date: 09/09/2016

Distance from Property: 2.7km



**31 NOARANA DR, BENALLA, VIC 3672**

3 2 6

Sale Price

**\$440,000**

Sale Date: 06/03/2017

Distance from Property: 1.3km



**7 NOARANA DR, BENALLA, VIC 3672**

4 2 2

Sale Price

**\$427,000**

Sale Date: 10/04/2017

Distance from Property: 1.6km



This report has been compiled on 20/12/2017 by Benalla Residential Rural Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

42 GRANT DRIVE, BENALLA, VIC 3672

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$439,000

Median sale price

Median price

\$250,500

House

X

Unit


Suburb

BENALLA

Period

01 October 2016 to 30 September 2017

Source



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
61 WILLIS LITTLE DR, BENALLA, VIC 3672	\$450,000	09/09/2016
31 NOARANA DR, BENALLA, VIC 3672	\$440,000	06/03/2017
7 NOARANA DR, BENALLA, VIC 3672	\$427,000	10/04/2017