

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



139 CLARKE STREET, BENALLA, VIC

4 2 3

Indicative Selling Price

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

Price Range:

\$465,000 to \$485,000

Provided by: Michelle Jesser , Ray White Benalla

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$435,000

01 January 2023 to 31 December 2023

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.



28 GARDEN ST, BENALLA, VIC 3672

4 1 2

Sale Price

***\$480,000**

Sale Date: 16/11/2023

Distance from Property: 1.4km



22 WEDGE ST, BENALLA, VIC 3672

3 1 1

Sale Price

\$475,000

Sale Date: 17/10/2023

Distance from Property: 1.3km



141 CLARKE ST, BENALLA, VIC 3672

4 2 4

Sale Price

\$480,000

Sale Date: 05/01/2024

Distance from Property: 18m

This report has been compiled on 09/03/2024 by Ray White Benalla. Property Data Solutions Pty Ltd 2024 - 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

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.

Property offered for

Address
Including suburb and

139 CLARKE STREET, BENALLA, VIC 3672

Indicative selling price

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

Price Range:

\$465,000 to \$485,000

Median sale price

Median price

\$435,000

Property type

House

Suburb

BENALLA

Period

01 January 2023 to 31 December 2023

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

Price

Date of sale

28 GARDEN ST, BENALLA, VIC 3672	*\$480,000	16/11/2023
22 WEDGE ST, BENALLA, VIC 3672	\$475,000	17/10/2023
141 CLARKE ST, BENALLA, VIC 3672	\$480,000	05/01/2024

This Statement of Information was prepared

09/03/2024