Statement of Information

4 LEVY COURT, BENALLA, VIC 3672

PREPARED BY LIVING HERE BENALLA, 26 BRIDGE STREET EAST BENALLA





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 LEVY COURT, BENALLA, VIC 3672







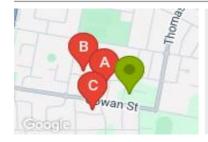
Indicative Selling Price

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

Price Range:

null

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$451,250

01 January 2024 to 31 December 2024

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 agents representative considers to be most comparable to the property for sale.



7 OLOUGHLIN DR, BENALLA, VIC 3672







Sale Price

\$770,000

Sale Date: 12/09/2024

Distance from Property: 178m





38 SIMKIN DR, BENALLA, VIC 3672







Sale Price

\$730,000

Sale Date: 21/10/2024

Distance from Property: 349m





11 SIR EDWARD DR, BENALLA, VIC 3672







Sale Price

*\$725.000

Sale Date: 27/02/2025

Distance from Property: 270m



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

Property offered for sale					
Address Including suburb and postcode 4 LEVY COURT, BENALLA, VIC 3672					
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Price Range:					
Median sale price					
Median price \$451,250 Property type Vacant Land Suburb BENALLA					

Comparable property sales

2024

Period

01 January 2024 to 31 December

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Source

Address of comparable property	Price	Date of sale
7 OLOUGHLIN DR, BENALLA, VIC 3672	\$770,000	12/09/2024
38 SIMKIN DR, BENALLA, VIC 3672	\$730,000	21/10/2024
11 SIR EDWARD DR, BENALLA, VIC 3672	*\$725,000	27/02/2025

This Statement of Information was prepared on:

04/03/2025

pricefinder

