# 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  22 Mcnulty Drive, Benalla, Vic 3672
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## Indicative selling price

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

Single price \$750,000

# Median sale price

Median price		\$502,000	Property type	House	Suburb	Benalla
Period - From	01/07/2025	to	30/09/2025	Source Prop	Track	

### 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 eighteen 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
11 Sir Edward Drive, Benalla, VIC 3672	\$725,000	11/02/2025
38 Simkin Drive, Benalla, VIC 3672	\$730,000	21/10/2024
31 Senator Drive, Benalla, VIC 3672	\$700,000	09/10/2025

### 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 eighteen months.

This Statement of Information was prepared on	: 24/10/2025
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