

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

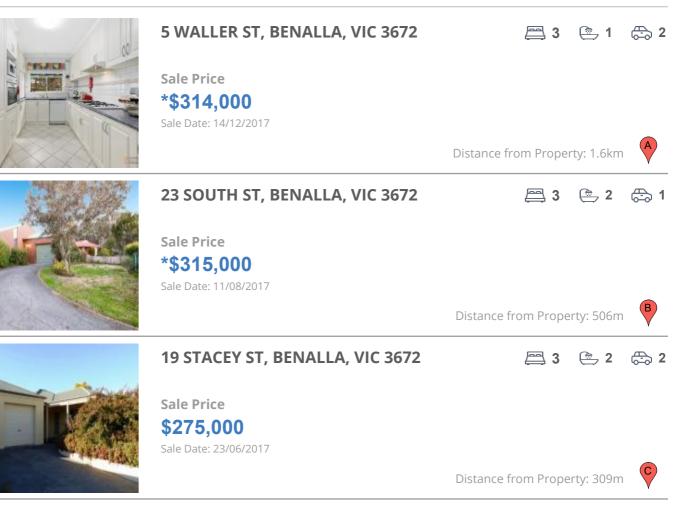
\$251,000

01 October 2016 to 30 September 2017

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.



This report has been compiled on 19/12/2017 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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14 MONASH DR, BENALLA, VIC 3672 🛛 🖳 4 🕒 2 😓 2



Sale Price *\$375,000 Sale Date: 08/09/2017

Distance from Property: 3.2km



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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 6 PARK PL, BENALLA, VIC 3672 postcode

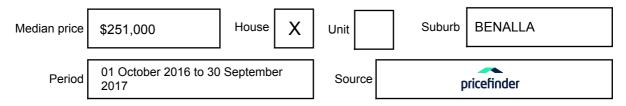
Indicative selling price

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

Price Range:

\$350,000 to \$375,000

Median sale price



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
5 WALLER ST, BENALLA, VIC 3672	*\$314,000	14/12/2017
23 SOUTH ST, BENALLA, VIC 3672	*\$315,000	11/08/2017
19 STACEY ST, BENALLA, VIC 3672	\$275,000	23/06/2017
14 MONASH DR, BENALLA, VIC 3672	*\$375,000	08/09/2017