

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 PARK PL, BENALLA, VIC 3672

5 3 2

Indicative Selling Price

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

Price Range: **\$350,000 to \$375,000**

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.



5 WALLER ST, BENALLA, VIC 3672

3 1 2

Sale Price

***\$314,000**

Sale Date: 14/12/2017

Distance from Property: 1.6km



23 SOUTH ST, BENALLA, VIC 3672

3 2 1

Sale Price

***\$315,000**

Sale Date: 11/08/2017

Distance from Property: 506m



19 STACEY ST, BENALLA, VIC 3672

3 2 2

Sale Price

\$275,000

Sale Date: 23/06/2017

Distance from Property: 309m



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



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

6 PARK PL, BENALLA, VIC 3672

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

Median price \$251,000

House

Unit

Suburb BENALLA

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

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