

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

8 WALLER STREET BENALLA VIC 3672

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

House

Suburb

Benalla

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 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

42 MARKET STREET BENALLA VIC 3672	\$575,000	10-Nov-22
138 ARUNDEL STREET BENALLA VIC 3672	\$506,000	16-Feb-23
111 CLARKE STREET BENALLA VIC 3672	\$485,000	09-Aug-23

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 18 months.

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42 MARKET STREET BENALLA VIC 3672

Sold Price

\$575,000

Sold Date

10-Nov-22

3

1

2

Distance

0.18km



138 ARUNDEL STREET BENALLA VIC 3672

Sold Price

\$506,000

Sold Date

16-Feb-23

4

2

2

Distance

0.52km



111 CLARKE STREET BENALLA VIC 3672

Sold Price

\$485,000

Sold Date

09-Aug-23

3

2

2

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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