

## 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 RIDE AVENUE BENALLA VIC 3672

### Indicative selling price

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

Single Price

\$925,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Other

Suburb

Benalla

Period-from

01 Apr 2024

to

31 Mar 2025

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 5A ARUNDEL STREET BENALLA VIC 3672 | \$925,000 | 22-Jan-25 |
| 8 KATHRYN STREET BENALLA VIC 3672  | \$960,000 | 02-Aug-24 |
| 8 NORMAN PLACE BENALLA VIC 3672    | \$935,000 | 02-Oct-24 |

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.~~

This Statement of Information was prepared on: 04 April 2025



## 5A ARUNDEL STREET BENALLA VIC 3672

Sold Price **\$925,000** Sold Date **22-Jan-25**

3 2 2

Distance **0.6km**



## 8 KATHRYN STREET BENALLA VIC 3672

Sold Price **\$960,000** Sold Date **02-Aug-24**

4 2 1

Distance **1.75km**



## 8 NORMAN PLACE BENALLA VIC 3672

Sold Price **\$935,000** Sold Date **02-Oct-24**

3 2 2

Distance **2.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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