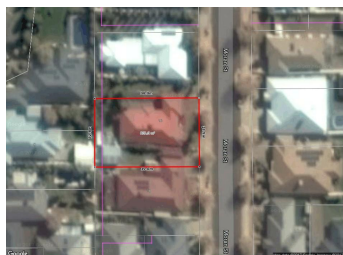


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**16 MORAN STREET, BENALLA, VIC 3672**

3 2 2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$375,000 to \$405,000**

## MEDIAN SALE PRICE



**BENALLA, VIC, 3672**

Suburb Median Sale Price (House)

**\$240,000**

01 July 2016 to 30 June 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.



**10 AMBER AVE, BENALLA, VIC 3672**

3 2 2

Sale Price

**\$360,000**

Sale Date: 17/05/2017

Distance from Property: 555m



**22 MCCONNAN ST, BENALLA, VIC 3672**

3 2 2

Sale Price

**\$380,000**

Sale Date: 05/09/2016

Distance from Property: 1.1km



**2 OLIVERS RD, BENALLA, VIC 3672**

3 2 2

Sale Price

**\$390,000**

Sale Date: 14/09/2016

Distance from Property: 423m



This report has been compiled on 21/07/2017 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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  
postcode

16 MORAN STREET, BENALLA, VIC 3672

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$375,000 to \$405,000

### Median sale price

Median price \$240,000

House

Unit

Suburb

BENALLA

Period 01 July 2016 to 30 June 2017

Source



### 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
10 AMBER AVE, BENALLA, VIC 3672	\$360,000	17/05/2017
22 MCCONNAN ST, BENALLA, VIC 3672	\$380,000	05/09/2016
2 OLIVERS RD, BENALLA, VIC 3672	\$390,000	14/09/2016