

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



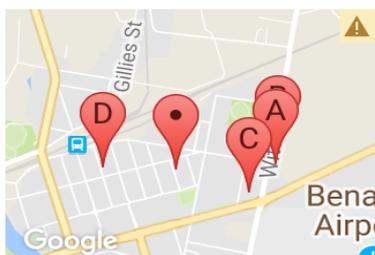
1/7 LAVERY STREET, BENALLA, VIC 3672 2 1 1

Indicative Selling Price

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

Price Range: **\$175,000 to \$180,000**

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (Unit)

\$178,000

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.



3/32 WITT ST, BENALLA, VIC 3672

2 1 1

Sale Price

Price Withheld

Sale Date: 25/07/2017

Distance from Property: 655m



2/42 WITT ST, BENALLA, VIC 3672

2 1 1

Sale Price

Price Withheld

Sale Date: 25/07/2017

Distance from Property: 680m



7/19 MARY ST, BENALLA, VIC 3672

2 1 1

Sale Price

\$156,000

Sale Date: 27/03/2017

Distance from Property: 512m



This report has been compiled on 12/08/2017 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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1/15 NIXON ST, BENALLA, VIC 3672

 2  1  1

Sale Price

\$155,000

Sale Date: 24/03/2017

Distance from Property: 487m



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

1/7 LAVERY STREET, BENALLA, VIC 3672

Indicative selling price

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

Price Range: \$175,000 to \$180,000

Median sale price

Median price \$178,000

House

Unit

X

Suburb

BENALLA

Period 01 July 2016 to 30 June 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
3/32 WITT ST, BENALLA, VIC 3672	Price Withheld	25/07/2017
2/42 WITT ST, BENALLA, VIC 3672	Price Withheld	25/07/2017
7/19 MARY ST, BENALLA, VIC 3672	\$156,000	27/03/2017
1/15 NIXON ST, BENALLA, VIC 3672	\$155,000	24/03/2017