

Statement of Information 2/1 Kurrajong Crt Benalla

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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

(*Delete single price or range as applicable)

Single price or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price *House *unit
Suburb or locality
Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 2/4 Plum Court Benalla	\$250,000	23/6/2016
2. 1/13 Wattletree Grove Benalla	\$250,000	9/6/2017
3. 1/7 Thomas St Benalla	\$235,000	10/4/2017

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.
Or 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*.

(*Delete as applicable)