

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 CECIL STREET, BENALLA, VIC 3672

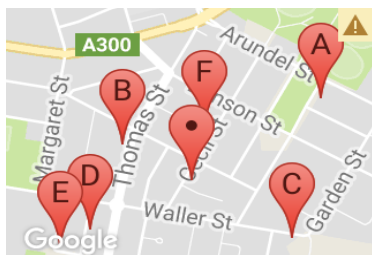
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Indicative Selling Price

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

Price Range: \$170,000 to \$180,000

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$250,000

01 January 2017 to 31 December 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.



5 MARKET ST, BENALLA, VIC 3672

3 1 2

Sale Price

***\$268,000**

Sale Date: 02/02/2018

Distance from Property: 521m



46 THOMAS ST, BENALLA, VIC 3672

3 1 3

Sale Price

Price Withheld

Sale Date: 17/01/2018

Distance from Property: 266m



5 WALLER ST, BENALLA, VIC 3672

3 1 2

Sale Price

***\$314,000**

Sale Date: 14/12/2017

Distance from Property: 394m



This report has been compiled on 13/02/2018 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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11 AFTON AVE, BENALLA, VIC 3672

3 1 1

Sale Price

***\$139,000**

Sale Date: 29/11/2017

Distance from Property: 381m



21 ROYAL AVE, BENALLA, VIC 3672

3 1 1

Sale Price

\$145,000

Sale Date: 27/03/2017

Distance from Property: 500m



30 CECIL ST, BENALLA, VIC 3672

3 1 1

Sale Price

\$188,500

Sale Date: 09/03/2017

Distance from Property: 203m



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

45 CECIL STREET, BENALLA, VIC 3672

Indicative selling price

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

Price Range:

\$170,000 to \$180,000

Median sale price

Median price

\$250,000

House

X

Unit


Suburb

BENALLA

Period

01 January 2017 to 31 December 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
5 MARKET ST, BENALLA, VIC 3672	*\$268,000	02/02/2018
46 THOMAS ST, BENALLA, VIC 3672	Price Withheld	17/01/2018
5 WALLER ST, BENALLA, VIC 3672	*\$314,000	14/12/2017
11 AFTON AVE, BENALLA, VIC 3672	*\$139,000	29/11/2017

21 ROYAL AVE, BENALLA, VIC 3672	\$145,000	27/03/2017
30 CECIL ST, BENALLA, VIC 3672	\$188,500	09/03/2017