

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



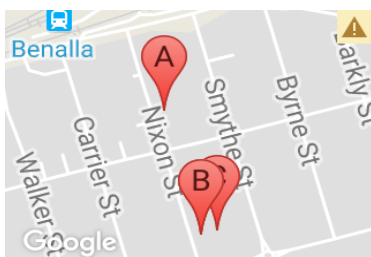
1/35 NIXON STREET, BENALLA, VIC 3672 2 1 1

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (Unit)

\$179,000

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.



1/15 NIXON ST, BENALLA, VIC 3672 2 1 1

Sale Price

\$155,000

Sale Date: 24/03/2017

Distance from Property: 233m



1/35 NIXON ST, BENALLA, VIC 3672 2 1 1

Sale Price

\$220,000

Sale Date: 03/02/2017

Distance from Property: 0m



3/35 NIXON ST, BENALLA, VIC 3672 2 1 1

Sale Price

\$225,500

Sale Date: 02/12/2016

Distance from Property: 26m



This report has been compiled on 07/09/2017 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

1/35 NIXON STREET, BENALLA, VIC 3672

Indicative selling price

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

Price Range:

Median sale price

Median price

\$179,000

House

Unit

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
1/15 NIXON ST, BENALLA, VIC 3672	\$155,000	24/03/2017
1/35 NIXON ST, BENALLA, VIC 3672	\$220,000	03/02/2017
3/35 NIXON ST, BENALLA, VIC 3672	\$225,500	02/12/2016