



COMPARATIVE MARKET ANALYSIS

21 EGMONT STREET, BENALLA, VIC-3672

PREPARED BY BRIAN J HOWE REAL ESTATE, 50 NUNN STREET BENALLA

Nearby Comparable Sold Properties

There are 4 sold properties selected within a radius of 2,000m from the focus property. The lowest sale price is \$250,000 and the highest sale price is \$290,000 with a median sale price of \$269,000. Days listed ranges from 11 to 25 days with the average currently at 18 days for these selected properties.

27 HELMS CRT, BENALLA, VIC 3672

Distance from Property: 848m  3  1  1



Property Type: House
Area: 974 m²
Area \$/m²: \$276
RPD: 12//LP79962

Sale Price: **\$269,000 (Normal Sale)**
Sale Date: 05/09/2018 Days to Sell: **25 Days**
Last Price: UNDER OFFER Chg %: **-2.2%**
First Price: \$275,000 Chg %: **-2.2%**

Features: FAMILY/RUMPUS ROOM, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, SHED/S

5 REBBECHI CRT, BENALLA, VIC 3672

Distance from Property: 1.5km  3  1  2



Property Type: House
Area: 371 m²
Area \$/m²: \$782
RPD: 1//TP194109

Sale Price: **\$290,000 (Normal Sale)**
Sale Date: 30/07/2018 Days to Sell: **N/A**
Last Price: Contact Agent Chg %:
First Price: Contact Agent Chg %:

Features:

42 BADDAGINNIE-BENALLA RD, BENALLA, VIC 3672

Distance from Property: 1.5km  3  1  1



Property Type: House
Area: 496 m²
Area \$/m²: \$504
RPD: 2//PS546722

Sale Price: **\$250,000 (Normal Sale)**
Sale Date: 27/06/2018 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:

10 MARGARET ST, BENALLA, VIC 3672

Distance from Property: 347m  3  1  3



Property Type: House
Area: 674 m²
Area \$/m²:
RPD: 1A/4/PP5066

Sale Price: **Price Withheld (Agents Advice -**
Sale Date: 04/09/2018 Days to Sell: **11 Days**
Last Price: \$269,000 Chg %:
First Price: \$269,000 (Under Offer) Chg %:

Features:

21 EGMONT STREET, BENALLA, VIC 3672



Appraisal Price

This market analysis has been prepared on 08/10/2018 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$270,000 to \$290,000

Contact your agent for further information:

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