



# COMPARATIVE MARKET ANALYSIS

69 BARKLY STREET, BENALLA, VIC-3672

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



## Nearby Comparable Sold Properties

There are 5 sold properties selected within a radius of 4,000m from the focus property. The lowest sale price is \$270,000 and the highest sale price is \$420,000 with a median sale price of \$345,000. Days listed ranges from 82 to 112 days with the average currently at 96 days for these selected properties.

### 22 GOOMALIBEE ST, BENALLA, VIC 3672

Distance from Property: 1.7km  4  1  2



Property Type: House  
Area: 719 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$480  
RPD: 43//LP13505

Features:

Sale Price: **\$345,000 (Agents Advice - Sale)**  
Sale Date: 06/09/2018 Days to Sell: **82 Days**  
Last Price: \$360,000 Chg %: **-4.2%**  
First Price: \$360,000 Chg %: **-4.2%**

### 12 WHITE ST, BENALLA, VIC 3672

Distance from Property: 2km  4  2  4



Property Type: House  
Area: 900 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$300  
RPD: 1//TP197708

Features:

Sale Price: **\$270,000 (Normal Sale)**  
Sale Date: 13/07/2017 Days to Sell: **112 Days**  
Last Price: \$349,500 Chg %: **-22.7%**  
First Price: \$349,500 Chg %: **-22.7%**

### 2 CORREA CL, BENALLA, VIC 3672

Distance from Property: 2km  4  2  2



Property Type: House  
Area: 600 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$483  
RPD: 19//LP136264

Features: DOUBLE STOREY, ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, ENTERTAINMENT AREA

Sale Price: **\$290,000 (Normal Sale)**  
Sale Date: 06/07/2017 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

### 6 COSTER ST, BENALLA, VIC 3672

Distance from Property: 327m  3  2  3



Property Type: House  
Area: 1,226 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$281  
RPD: 1, 2//TP712480

Features:

Sale Price: **\$345,000 (Normal Sale)**  
Sale Date: 06/02/2018 Days to Sell: **95 Days**  
Last Price: \$369,500 (Under Offer) Chg %: **-2.7%**  
First Price: \$369,500 (Under Offer) Chg %: **-6.6%**

### 70 BARKLY ST, BENALLA, VIC 3672

Distance from Property: 45m  3  2  2



Property Type: House  
Area: 963 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$436  
RPD: 1//TP162617

Features: ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, FULLY FENCED, SHED/S

Sale Price: **\$420,000 (Normal Sale)**  
Sale Date: 04/02/2018 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

## 69 BARKLY STREET, BENALLA, VIC 3672



### Appraisal Price

This market analysis has been prepared on 03/10/2018 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:

### Contact your agent for further information:

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