

STATEMENT OF INFORMATION

25 COSTER STREET, BENALLA, VIC 3672

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



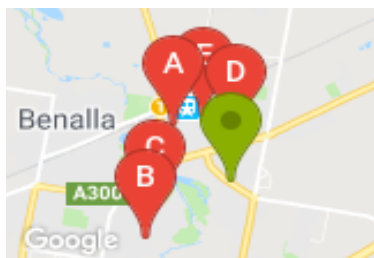
25 COSTER STREET, BENALLA, VIC 3672 4 1 1

Indicative Selling Price

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

Price Range: **\$340,000 to \$370,000**

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$325,000

01 July 2018 to 30 June 2019

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.



33 BENALLA ST, BENALLA, VIC 3672 3 1 3

Sale Price

\$235,000

Sale Date: 22/07/2019

Distance from Property: 1.1km



11 WALLER ST, BENALLA, VIC 3672 3 1 3

Sale Price

\$290,000

Sale Date: 31/05/2019

Distance from Property: 1.4km



13 MARKET ST, BENALLA, VIC 3672 3 1 1

Sale Price

\$365,000

Sale Date: 24/05/2019

Distance from Property: 1.1km



This report has been compiled on 30/09/2019 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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51 SALISBURY ST, BENALLA, VIC 3672

3 2 2

Sale Price
\$365,000

Sale Date: 11/05/2019

Distance from Property: 682m



67 BENALLA ST, BENALLA, VIC 3672

3 1 6

Sale Price
\$262,000

Sale Date: 28/03/2019

Distance from Property: 1km

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

25 COSTER STREET, BENALLA, VIC 3672

Indicative selling price

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

Price Range:

\$340,000 to \$370,000

Median sale price

Median price

\$325,000

Property type

House

Suburb

BENALLA

Period

01 July 2018 to 30 June 2019

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

33 BENALLA ST, BENALLA, VIC 3672	\$235,000	22/07/2019
11 WALLER ST, BENALLA, VIC 3672	\$290,000	31/05/2019
13 MARKET ST, BENALLA, VIC 3672	\$365,000	24/05/2019

This Statement of Information was prepared on:

30/09/2019

51 SALISBURY ST, BENALLA, VIC 3672	\$365,000	11/05/2019
67 BENALLA ST, BENALLA, VIC 3672	\$262,000	28/03/2019

This Statement of Information was prepared on:

30/09/2019