

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



84 COISH AVENUE, BENALLA, VIC 3672

3 2 1

Indicative Selling Price

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

Price Range:

Provided by: Anna Greenhalgh, Benalla Residential Rural Real Estate

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$240,000

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.



2 CORREA CL, BENALLA, VIC 3672

3 2 2

Sale Price

***\$290,000**

Sale Date: 11/07/2017

Distance from Property: 2.1km



64 MONDS AVE, BENALLA, VIC 3672

3 2 1

Sale Price

\$265,000

Sale Date: 30/11/2016

Distance from Property: 1.4km



85 COISH AVE, BENALLA, VIC 3672

4 2 2

Sale Price

\$265,000

Sale Date: 02/12/2016

Distance from Property: 39m



This report has been compiled on 28/09/2017 by Benalla Residential Rural Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

84 COISH AVENUE, 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

\$240,000

House

Unit

Suburb

BENALLA

Period

01 July 2016 to 30 June 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
2 CORREA CL, BENALLA, VIC 3672	*\$290,000	11/07/2017
64 MONDS AVE, BENALLA, VIC 3672	\$265,000	30/11/2016
85 COISH AVE, BENALLA, VIC 3672	\$265,000	02/12/2016