

# STATEMENT OF INFORMATION

35 THOMAS STREET, BENALLA, VIC 3672

PREPARED BY ANNA GREENHALGH, BENALLA RESIDENTIAL RURAL REAL ESTATE



# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 35 THOMAS STREET, BENALLA, VIC 3672 🕮 3 🕒 2 😂 2







**Indicative Selling Price** 

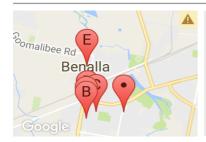
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$272,000

Provided by: Anna Greenhalgh, Benalla Residential Rural Real Estate

#### **MEDIAN SALE PRICE**



# BENALLA, VIC, 3672

**Suburb Median Sale Price (House)** 

\$239,000

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.



#### 64 MONDS AVE, BENALLA, VIC 3672







Sale Price

\$265,000

Sale Date: 30/11/2016

Distance from Property: 1km













Sale Date: 28/11/2016

Distance from Property: 1km





17 LATIMER ST, BENALLA, VIC 3672







Sale Price

\$285.000

Sale Date: 30/08/2016

Distance from Property: 749m





46 MONDS AVE, BENALLA, VIC 3672







Sale Price

\$260,000

Sale Date: 11/01/2017

Distance from Property: 983m





85 COISH AVE, BENALLA, VIC 3672







Sale Price

\$265,000

Sale Date: 02/12/2016





# 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	35 THOMAS STREET, BENALLA, VIC 3672
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#### Indicative selling price

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

Single Price:	\$272,000

# Median sale price

Median price	\$239,000	House	X	Unit		Suburb	BENALLA	
Period	01 July 2016 to 30 June 2017			Source	ce	p	ricefinder	

# 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
64 MONDS AVE, BENALLA, VIC 3672	\$265,000	30/11/2016
145 WALLER ST, BENALLA, VIC 3672	\$270,000	28/11/2016
17 LATIMER ST, BENALLA, VIC 3672	\$285,000	30/08/2016
46 MONDS AVE, BENALLA, VIC 3672	\$260,000	11/01/2017



85 COISH AVE, BENALLA, VIC 3672	\$265,000	02/12/2016
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