



Benalla Residential Rural
Real Estate

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: 

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

 3  2  1

Sale Price

\$265,000

Sale Date: 30/11/2016

Distance from Property: 1km



145 WALLER ST, BENALLA, VIC 3672

 3  2  3

Sale Price

\$270,000

Sale Date: 28/11/2016

Distance from Property: 1km



17 LATIMER ST, BENALLA, VIC 3672

 3  2  2

Sale Price

\$285,000

Sale Date: 30/08/2016

Distance from Property: 749m



This report has been compiled on 01/07/2017 by Benalla Residential Rural Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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46 MONDS AVE, BENALLA, VIC 3672

 4  2  1

Sale Price

\$260,000

Sale Date: 11/01/2017

Distance from Property: 983m



85 COISH AVE, BENALLA, VIC 3672

 4  2  2

Sale Price

\$265,000

Sale Date: 02/12/2016

Distance from Property: 1.7km



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

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

Unit

Suburb

BENALLA

Period

01 July 2016 to 30 June 2017

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
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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