

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

32 MAUD STREET BENALLA VIC 3672

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$437,500

Property type

House

Suburb

Benalla

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 31 CECIL STREET BENALLA VIC 3672    | \$545,000 | 17-Apr-23 |
| 5 MCGILL STREET BENALLA VIC 3672    | \$550,000 | 09-Mar-22 |
| 12 HARRISON AVENUE BENALLA VIC 3672 | \$496,000 | 08-Apr-22 |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28 June 2023


**31 CECIL STREET BENALLA VIC 3672**
 3    1    2

Sold Price

**\$545,000**

Sold Date

**17-Apr-23**

Distance

**0.04km**

**5 MCGILL STREET BENALLA VIC 3672**
 3    1    2

Sold Price

**\$550,000**

Sold Date

**09-Mar-22**

Distance

**0.23km**

**12 HARRISON AVENUE BENALLA VIC 3672**
 3    1    2

Sold Price

**\$496,000**

Sold Date

**08-Apr-22**

Distance

**0.34km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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