

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

98 COWAN STREET BENALLA VIC 3672

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$225,000

Property type

Land

Suburb

Benalla

Period-from

01 Apr 2021

to

31 Mar 2022

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

104 COWAN STREET BENALLA VIC 3672	\$550,000	29-Mar-21
64 COWAN STREET BENALLA VIC 3672	\$600,000	01-Sep-21
100 COWAN STREET BENALLA VIC 3672	\$525,500	07-Oct-21

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.

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104 COWAN STREET BENALLA VIC 3672 Sold Price **\$550,000** Sold Date **29-Mar-21**

4 2 2

Distance **0.06km**



64 COWAN STREET BENALLA VIC 3672 Sold Price **\$600,000** Sold Date **01-Sep-21**

4 2 2

Distance **0.34km**



100 COWAN STREET BENALLA VIC 3672 Sold Price **\$525,500** Sold Date **07-Oct-21**

4 2 3

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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