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	22 TOMKINS PARADE 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	$350,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$250,000	Property type	Land	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
2 GORDON STREET BENALLA VIC 3672	$317,000	01-May-23
7 SHADFORTH STREET BENALLA VIC 3672	$360,000	20-Jan-23
30A DEAS STREET BENALLA VIC 3672	$350,000	04-Jan-23

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: 02 June 2023

Nutrien Harcourts

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2 GORDON STREET BENALLA VIC 3672

3 1 -

Sold Price RS $317,000 Sold Date 01-May-23

Distance 0.18km



7 SHADFORTH STREET BENALLA VIC 3672

3 1 2

Sold Price $360,000 Sold Date 20-Jan-23

Distance 1.58km



30A DEAS STREET BENALLA VIC 3672

3 1 2

Sold Price $350,000 Sold Date 04-Jan-23

Distance 1.87km



3 CLARKE STREET BENALLA VIC 3672

3 1 2

Sold Price $347,000 Sold Date 17-Jan-23

Distance 2.02km



9 TOMKINS PARADE BENALLA VIC 3672

3 2 2

Sold Price $415,000 Sold Date 09-Jan-23

Distance 0.14km

RS = Recent sale **UN** = Undisclosed Sale

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