

# 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 or  
locality and postcode

15 Afton Avenue, BENALLA, VIC, 3672

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$ 225,000

or range between

\$

&

\$

### Median sale price

Median price

\$ 317,500

House

Unit

Suburb  
or locality

BENALLA

Period - From

01/03/2018

to

01/03/2019

Source

APM PriceFinder

### 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

Address of comparable property	Price	Date of sale
20 GEORGE STREET, BENALLA VIC 3672	\$ 231,000	18/01/2018
40 THOMAS STREET, BENALLA VIC 3672	\$ 272,000	22/10/2018
8 HISCOCK COURT, BENALLA VIC 3672	\$ 258,000	22/03/2018