



Terence W Symes T/A Curls Real Estate  
 12 Exton Crescent Benalla VIC 3672  
 Tel: 0419519063 Agent No: 078071L

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## 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  
 12 Warana Court Benalla Vic. 3672  
 Including suburb or  
 locality and postcode

#### Indicative selling price

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

Single price \$\*435000 or range between \$\* & \$

#### Median sale price

Median price \$435000 Property Type House Suburb or Locality Benalla  
 Period - From 03/2023 to 03/2024 Source Propertyvalue

#### 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
1 5 Melrose Street Benalla	\$445000	11/2023
2 16 Latimer sStreet Benalla	\$430000	06/2023
3 11 Shadforth Street Benalla	\$440000	03/2024

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: 16/04/2024