



Terence W Symes T/A Curl's 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

Including suburb or locality and postcode 71 CLARKE 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 \$*395000 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
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1 2/13 Weary Dunlop Drive, Benalla	\$410000	02/2024
2 43 Wedge Street, Benalla	\$410000	12/2023
3 3/1-3 Peppermint Place, Benalla	\$395000	11/2023

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