

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

2/89 MURRAY ROAD 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

\$1,095,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Unit

Suburb

Benalla

Period-from

01 May 2024

to

30 Apr 2025

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

87 MURRAY ROAD BENALLA VIC 3672	\$1,120,000	18-Mar-25
51 NORTH ROAD BENALLA VIC 3672	\$900,000	15-Nov-24
97 WILLIS LITTLE DRIVE BENALLA VIC 3672	\$1,350,000	22-Apr-24

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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Luke Marple
P 0357622188
M 0475270236
E luke.marple@nutrien.com.au



87 MURRAY ROAD BENALLA VIC 3672

Sold Price

^{RS}

\$1,120,000

Sold Date

18-Mar-25

4

2

2

Distance

0.85km



51 NORTH ROAD BENALLA VIC 3672

Sold Price

\$900,000

Sold Date

15-Nov-24

4

2

2

Distance

1.57km



97 WILLIS LITTLE DRIVE BENALLA VIC 3672

Sold Price

\$1,350,000

Sold Date

22-Apr-24

3

2

2

Distance

4.91km

RS = Recent sale

UN = Undisclosed Sale

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