



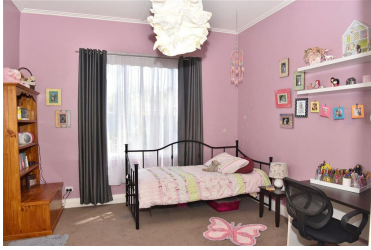
STATEMENT OF INFORMATION

56 ELLERMAN STREET, DIMBOOLA, VIC 3414

PREPARED BY AARON LEWIS PROPERTY AGENTS, 16C DARLOT ST HORSHAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



56 ELLERMAN STREET, DIMBOOLA, VIC

 3  2  3

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$219,000**

MEDIAN SALE PRICE



DIMBOOLA, VIC, 3414

Suburb Median Sale Price (House)

\$260,000

01 October 2023 to 30 September 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



7 HORSHAM RD, DIMBOOLA, VIC 3414

 3  1  4

Sale Price

***\$200,000**

Sale Date: 08/08/2024

Distance from Property: 473m



185 LLOYD ST, DIMBOOLA, VIC 3414

 3  1  1

Sale Price

\$210,000

Sale Date: 02/04/2024

Distance from Property: 1.2km



12 MOULDER ST, DIMBOOLA, VIC 3414

 3  1  1

Sale Price

\$185,000

Sale Date: 04/07/2022

Distance from Property: 1km



This report has been compiled on 16/10/2024 by AL Property Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

56 ELLERMAN STREET, DIMBOOLA, VIC 3414

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$219,000


Median sale price

Median price: \$260,000

Property type: House

Suburb: DIMBOOLA

Period: 01 October 2023 to 30 September 2024

Source: 

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 HORSHAM RD, DIMBOOLA, VIC 3414	*\$200,000	08/08/2024
185 LLOYD ST, DIMBOOLA, VIC 3414	\$210,000	02/04/2024
12 MOULDER ST, DIMBOOLA, VIC 3414	\$185,000	04/07/2022

This Statement of Information was prepared on: 16/10/2024