

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 or locality and postcode	52 Horsehair Bend

Indicative selling price

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

Single price \$395,000

Median sale price

Median price	No Data	Property type	Land	Suburb	Dinner Plain
Period - From	June 2021	to	May 2022	Source	Realesate.com

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 12 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. 6 Crisp Hollow (350m2)	\$340,000	May 2022
2. 19 Horsehair Bend (242 m2)	\$160,000	April 2022
3. 32 Horsehair Bend (538m2)	\$370,000	May 2022

This Statement of Information was prepared on: 20th September 2022