

# 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

144 Broadway, Dunolly Vic 3472

### 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 \$165,000

or range between \$\*

&

\$

### Median sale price

Median price \$225,000

Property type House

Suburb Dunolly

Period - From 01/03/2020

to

28/02/2021

Source CoreLogic

### Comparable property sales

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
91 Broadway, Dunolly Vic 3472	\$192,000	29/07/2020
69 Broadway, Dunolly Vic 3472	\$190,000	02/12/2020
14 Lea Kuribur Street, Dunolly Vic 3472	\$195,000	27/05/2020

This Statement of Information was prepared on: 29/03/2021