

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 90 Maude Street, Dunolly 3472

Indicative selling price

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

Price Between \$330,000

Median sale price

Median price \$362,500 Property type House Suburb Dunolly
Period - From December 2023 to November 2024 Source www.realestate.com

Comparable property sales

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.

• Address of comparable property	Price	Date of sale

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This Statement of Information was prepared on: 19/12/24