

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

1849 Maryborough-Dunolly Road, Dunolly Vic 3472

Indicative selling price

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

Single price

\$250,000

Median sale price

Median price	\$211,000	Property type	House	Suburb	Dunolly
Period - From	30 th November 2019	to	30 th November 2020	Source	Realestate.com.au

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
21 Thomas Street, Dunolly Vic 3472	\$207,000	12/10/2020
5 Thomas Street, Dunolly Vic 3472	\$212,000	10/09/2020
18 McKinnon Street, Dunolly Vic 3472	\$214,000	15/05/2020

This Statement of Information was prepared on:

9 th December 2020
