

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

29 Big Muster Drive, Dinner Plain

Indicative selling price

Single price \$285,000

Median sale price

Median price \$1,200,000

Property type House

Suburb Dinner Plain

Period - From 16.06.22

to

15.06.23

Source Realesate.com

Comparable property sales (*Delete A or B below as applicable)

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**

| | | |
|----------------------|-----------|----------|
| 1. 6 Crisp Hollow | \$340,000 | 17.04.22 |
| 2. 52 Horsehair Bend | \$395,000 | 15.11.22 |
| 3. 4 Halter Lane | \$265,000 | 24.11.22 |

OR

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.

This Statement of Information was prepared on: 15.06.23