

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 and postcode 95 Wimmera Street, Dimboola, VIC 3414

Indicative selling price

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

Single Price \$359,000

Median sale price

Median price \$250,000 Property Type House Suburb Dimboola (3414)

Period - From 01/01/2022 to 31/12/2022 Source pricefinder

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
11-13 ELLERMAN STREET, DIMBOOLA VIC 3414	\$352,000	17/09/2021
175 LLOYD STREET, DIMBOOLA VIC 3414	\$335,000	29/11/2021
40 NHILL ROAD, DIMBOOLA VIC 3414	\$370,000	01/08/2022

This Statement of Information was prepared on: 13/01/2023