

# 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

CA 6 Sec 11 Sporting Flat Road, Dunolly Vic

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$88,500

### Median sale price

Median price

\$ N/A

Property type

Land

Suburb

Dunolly

Period - From

to

Source

Realestate.com.au

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2) (b) of the Estate Agents Act 1980.

### 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
1 71 Thompson Street, Dunolly 3472	\$135,000	September 2020
2 6 Separation Road, Dunolly 3472	\$48,000	July 2020
3 Stuart Mill Road, Dunolly 3472	\$95,000	May 2020

This Statement of Information was prepared on: 9<sup>th</sup> November 2020