

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

55 Horsehair Bend

Indicative selling price

Single price \$350,000

Median sale price

Median price

No Data

Property type

Land

Suburb

Dinner Plain

Period - From

1.4.22

to

15.2.24

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. 10 Youngs Top (453m2)	\$375,000	Oct 2023
2. 52 Horsehair Bend (501m2)	\$340,000	Nov 2022
3. 4 Halter Lane (282m2)	\$265,000	Aug 2022

This Statement of Information was prepared on: 13.3.24