



WESTECH REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE

11 St Leonards Avenue Dimboola Vic 3414

Indicative selling price

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

Single Price \$149,000

Median sale price

Median price \$239,000 *House ☒ *unit ☐ Suburb or locality Dimboola
Period - From 01/08/2022 to 31/07/2023 Source realestate.com.au

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 8-12 Park Street Dimboola Vic 3414	\$ 120,000	19/08/2022
2. 1 St Leonards Avenue Dimboola Vic 3414	\$ 140,000	11/05/2022
3.	\$	

This Statement of Information was prepared on: 31/07/2023