



WESTECH REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

40 Anderson Street Dimboola VIC 3414

Indicative selling price

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

Price Range \$369,000

Median sale price

Median price \$260,000

*House



*unit

Suburb
or locality Dimboola

Period - From 01/04/2024

to 31/03/2025

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. 26 Park Street Dimboola Vic 3414 | \$ 350,000 | 16/10/2024 |
| 2. 134 Lloyd Street Dimboola Vic 3414 | \$ 377,000 | 11/10/2023 |
| 3. | \$ | |

This Statement of Information was prepared on: 04/02/2025