



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

15 Normanby Street Dimboola Vic 3414

Indicative selling price

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

Single Price \$269,000

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

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. 161 Lloyd Street Dimboola Vic 3414 | \$ 255,000 | 21/12/2022 |
| 2. 21 Anderson Street Dimboola Vic 3414 | \$ 255,000 | 15/02/2022 |
| 3. 7 Normanby Street Dimboola Vic 3414 | \$ 250,000 | 27/01/2022 |

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