

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

35 Middle Road Dunolly VIC 3472

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$130,000

~~or range between~~

&

Median sale price

Median price

\$155,000

Property type

Land

Suburb

Dunolly

Period - From

01-03-2021

to

28-02-2022

Source

Corelogic

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
59 Treble Lane Bromley VIC 3472	\$100,000	22-04-2021
104 Barkly Street Dunolly VIC 3472	\$105,000	26-10-2020
61 Inkerman Street Dunolly VIC 3472	\$125,000	04-10-2021

This Statement of Information was prepared on: 03-03-2022