

# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

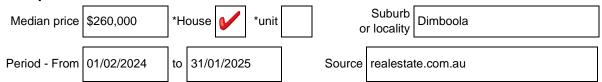
40 Anderson Street Dimboola VIC 3414

### Indicative selling price

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

Price Range \$379,000

#### Median sale price



## **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

