

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 and
postcode

8 PARK STREET DIMBOOLA VIC 3414

Indicative selling price

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

Single Price

\$119,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$230,000

Property type

Commercial

Suburb

Dimboola

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

SWALLOWS LANE DIMBOOLA VIC 3414	\$110,000	03-Aug-23
12 PARK STREET DIMBOOLA VIC 3414	\$120,000	19-Aug-22
10 PARK STREET DIMBOOLA VIC 3414	\$120,000	19-Aug-22

OR

B* ~~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.~~

This Statement of Information was prepared on: 09 September 2024

**SWALLOW LANE DIMBOOLA VIC
3414**

Sold Price

\$110,000Sold Date **03-Aug-23**Distance **3.07km****12 PARK STREET DIMBOOLA VIC
3414**

Sold Price

\$120,000Sold Date **19-Aug-22**Distance **0.64km****10 PARK STREET DIMBOOLA VIC
3414**

Sold Price

Sold Date **19-Aug-22**Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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