

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

7 NORMANBY STREET, DIMBOOLA, VIC 3414

Indicative selling price

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

Price Range:

Median sale price

Median price

\$195,000

Property type

House

Suburb

DIMBOOLA

Period

01 January 2021 to 31 December 2021

Source



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
175 LLOYD ST, DIMBOOLA, VIC 3414	*\$335,000	13/01/2022
38 ANDERSON ST, DIMBOOLA, VIC 3414	*\$285,000	22/12/2021
15 ANNA ST, DIMBOOLA, VIC 3414	\$193,000	04/10/2021

This Statement of Information was prepared on: 19/01/2022