

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

139 Broadway 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 \$* or range between \$296,000 & \$325,000

Median sale price

Median price

\$325,000

Property type

House

Suburb

Dunolly

Period - From

01.12.2021

to

30.11.2022

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
73 Inkerman Street Dunolly VIC 3472	\$350,000	02.08.2022
39 Broadway Dunolly VIC 3472	\$349,000	04.11.2022
25 Thomas Street Dunolly VIC 3472	\$295,000	27.06.2022

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: 14.12.2022