

STATEMENT OF INFORMATION

3 OAK ROAD, DIMBOOLA, VIC 3414

PREPARED BY ANDREW SEERS, AARON LEWIS PROPERTY AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 OAK ROAD, DIMBOOLA, VIC 3414



Indicative Selling Price

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

Single Price: \$149,500

Provided by: Andrew Seers, Aaron Lewis Property Agents

MEDIAN SALE PRICE



DIMBOOLA, VIC, 3414

Suburb Median Sale Price (House)

\$260,000

01 January 2024 to 31 December 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



184 LLOYD ST, DIMBOOLA, VIC 3414



Sale Price

\$145,000

Sale Date: 22/02/2024

Distance from Property: 2.2km



FAITH FAITH ST, DIMBOOLA, VIC 3414



Sale Price

\$80,000

Sale Date: 22/03/2024

Distance from Property: 2.4km



21 CHURCH ST, DIMBOOLA, VIC 3414



Sale Price

\$85,000

Sale Date: 16/04/2024

Distance from Property: 906m



This report has been compiled on 06/02/2025 by Aaron Lewis Property Agents. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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 the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3 OAK ROAD, DIMBOOLA, VIC 3414

Indicative selling price

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

Single Price:

\$149,500

Median sale price

Median price

\$260,000

Property type

House

Suburb

DIMBOOLA

Period

01 January 2024 to 31 December 2024

Source

pricfinder

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

184 LLOYD ST, DIMBOOLA, VIC 3414	\$145,000	22/02/2024
FAITH FAITH ST, DIMBOOLA, VIC 3414	\$80,000	22/03/2024
21 CHURCH ST, DIMBOOLA, VIC 3414	\$85,000	16/04/2024

This Statement of Information was prepared on:

06/02/2025