

# 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







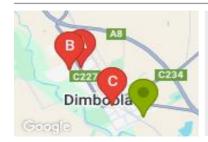
**Indicative Selling Price** 

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: **pricefinder** 

# **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



# 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	Pro	perty	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.d	gov.au/underguoting

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	p	ricefinder

#### 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

