



WESTECH REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE

65 Victoria Street Dimboola Vic 3414

Indicative selling price

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

Single Price \$439,000

Median sale price

Median price \$244,000 *House ☒ *unit ☐ Suburb or locality Dimboola
Period - From 01/07/2022 to 30/06/2023 Source realestate.com.au

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
1. 4 Park Street Dimboola Vic 3414	\$ 420,000	04/10/2022
2. 7 Lloyd Street Dimboola Vic 3414	\$ 440,000	14/09/2022
3. 186 Lloyd Street Dimboola Vic 3414	\$ 389,000	15/01/2022

This Statement of Information was prepared on: 05/07/2023