



# WESTECH REAL ESTATE

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

44 Wimmera Street Dimboola Vic 3414

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price

#### Median sale price

Median price

\*House ☒

\*unit

Suburb  
or locality

Period - From

to

Source

#### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 44 Victoria Street Dimboola Vic 3414	\$ 350,000	18/06/2024
2. 9 Moulder Street Dimboola Vic 3414	\$ 355,000	03/04/2023
3.		

This Statement of Information was prepared on: