

**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

32 Horsehair Bend

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$400,000

**Median sale price**

Median price

No Data

Property type

Land

Suburb

Dinner Plain

Period - From

22.7.20

to

22.7.21

Source

Realesate.com

**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 12 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. 23 Horsehair Bend 314 sq meters	\$217,000	July 2021
2. 14 Slippery Dip 345 sq meters	\$345,000	July 2021
3. 10a Horsehair Bend 284 sq meters.	\$145,000	June 2021

This Statement of Information was prepared on: 22.7.21