# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb or locality and postcode

Address 201 Broadway, Dunolly Vic 3472

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$20,000								
Median sale price									
Median price	\$63,750	Pro	operty Type Vac	ant land	Suburb	Dunolly			
Period - From	04/12/2019	to	03/12/2020	Source	REIV				

## 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	62 Broadway DUNOLLY 3472	\$51,000	19/03/2020
2	2 Alice St DUNOLLY 3472	\$35,000	09/07/2020
3	236 Broadway DUNOLLY 3472	\$26,000	20/04/2020

OR

**B**\* 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.

This Statement of Information was prepared on:

04/12/2020 15:11









Property Type: Land Land Size: 1306 sqm approx Agent Comments Indicative Selling Price \$20,000 Median Land Price 04/12/2019 - 03/12/2020: \$63,750





Price: \$51,000 Method: Sale Date: 19/03/2020 Property Type: Land Land Size: 1100 sqm approx Agent Comments

2 Alice St DUNOLLY 3472 (VG)

Agent Comments

Price: \$35,000 Method: Sale Date: 09/07/2020 Property Type: Hobby Farm < 20 ha Land Size: 13900 sqm approx

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236 Broadway DUNOLLY 3472 (VG)

Agent Comments



Price: \$26,000 Method: Sale Date: 20/04/2020 Property Type: Land Land Size: 522 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.