

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

201 Broadway, Dunolly Vic 3472

Indicative selling price

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

Single price \$20,000

Median sale price

Median price \$63,750

Property Type Vacant 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.

Address 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

Comparable Properties

62 Broadway DUNOLLY 3472 (VG)

Agent Comments



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

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

236 Broadway DUNOLLY 3472 (VG)

Agent Comments



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