

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

63 Magpie Lane, Dunolly Vic 3472

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$89,000

or range between \$*

&

\$

Median sale price

Median price \$230,000

Property type House

Suburb Dunolly

Period - From 28/05/2018

to

28/05/2019

Source REA

Comparable property sales

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
189 Broadway, Dunolly Vic 3472	\$80,000	05/09/2018
148 Broadway, Dunolly Vic 3472	\$78,000	31/10/2018
17 Burnt Creek Lane, Dunolly Vic 3472	\$75,000	23/04/2018

This Statement of Information was prepared on: 13/09/19