

## 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	113 Big Muster Drive
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**Indicative selling price**

Single price	\$298,000		
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**Median sale price**

Median price	No Data	Property type	Land	Suburb	Dinner Plain
Period - From	Oct 2023	to	Nov 2024	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 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. 10 Youngs Top (453m2)	\$375,000	Oct 2023
2. 19 Horsehair Bend (243m2)	\$210,000	May 2024
3. 31 Horsehair Bend (397m2)	\$280,000	April 2024

This Statement of Information was prepared on: 8<sup>th</sup> November 2024