

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

5 Thomas Street, 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

\$220,000

Median sale price

Median price

\$209,000

Property type

House

Suburb

Dunolly

Period - From

2nd July 2019

to

2nd July 2020

Source

Realestate.com.au

Comparable property sales

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
200 Broadway, Dunolly Vic 3472	\$160,000	August 2019
14 Lea Kurbur Street, Dunolly Vic 3472	\$195,000	May 2020
18 McKinnon Street, Dunolly Vic 3472	\$214,000	May 2020

This Statement of Information was prepared on:

8th July 2020