

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

Indicative selling price

Single price \$298,000

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: 8th November 2024