



# WESTECH REAL ESTATE

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

14 Muller Street Dimboola VIC 3414

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price \$55,000

#### Median sale price

Median price \$260,000

\*House



\*unit

Suburb  
or locality Dimboola

Period - From 01/04/2024

to 31/03/2025

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
1. 90 Faith Street Dimboola Vic 3414	\$ 47,000	22/01/2025
2. 16-18 Hindmarsh Street Dimboola Vic 3414	\$ 50,000	21/05/2024
3. Faith Street Dimboola Vic 3414	\$ 60,000	17/05/2024

This Statement of Information was prepared on: 22/04/2025