



## 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

6 Horsehair Bend

#### Indicative selling price

Single price \$295,000

#### Median sale price

Median price

No Data

Property type

Land

Suburb

Dinner Plain

Period - From

April 2024

to

May 2025

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. 13 Tabletop Fork (343m2)	\$160,000	Feb 2025
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: 22<sup>nd</sup> May 2025