

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 90 Maude Street, Dunolly 3472

**Indicative selling price**

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

Price Between \$330,000

**Median sale price**

Median price \$362,500 Property type House Suburb Dunolly  
Period - From December 2023 to November 2024 Source [www.realestate.com](http://www.realestate.com)

**Comparable property sales**

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

• Address of comparable property	Price	Date of sale

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This Statement of Information was prepared on: 19/12/24