

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 MOULDER STREET, DIMBOOLA, VIC

3 2 2

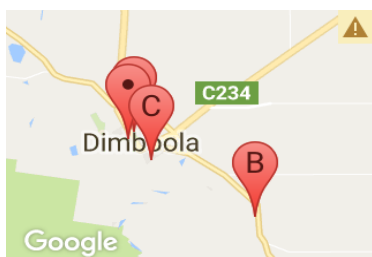
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$260,000

Provided by: Chris Schirmer, Harcourts Horsham

MEDIAN SALE PRICE



DIMBOOLA, VIC, 3414

Suburb Median Sale Price (House)

\$128,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



20 HOPE ST, DIMBOOLA, VIC 3414

3 1 2

Sale Price

\$270,000

Sale Date: 13/10/2016

Distance from Property: 549m



20 CONN RD, DIMBOOLA, VIC 3414

3 1 2

Sale Price

\$275,000

Sale Date: 07/09/2016

Distance from Property: 8.1km



18 ST LEONARDS AVE, DIMBOOLA, VIC

3 1 2

Sale Price

\$316,500

Sale Date: 06/08/2016

Distance from Property: 1.7km



This report has been compiled on 02/10/2017 by Harcourts Horsham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 MOULDER STREET, DIMBOOLA, VIC 3414

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$260,000

Median sale price

Median price \$128,000

House

Unit

Suburb DIMBOOLA

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

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
20 HOPE ST, DIMBOOLA, VIC 3414	\$270,000	13/10/2016
20 CONN RD, DIMBOOLA, VIC 3414	\$275,000	07/09/2016
18 ST LEONARDS AVE, DIMBOOLA, VIC 3414	\$316,500	06/08/2016