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	44 UPPER REGIONS STREET, DIMBOOLA, VIC 3414

Indicative selling price

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

Single Price / Range	$82,000

Median sale price

Median price	$150,000	House	X	Unit		Suburb	DIMBOOLA
Period	01 April 2016 to 31 March 2017	Source	pricefinder		

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
57 ANDERSON ST, DIMBOOLA, VIC 3414	$70,000	14/10/2016
4 HIGH ST, DIMBOOLA, VIC 3414	$89,500	29/06/2016
65 ELLERMAN ST, DIMBOOLA, VIC 3414	$93,000	11/03/2016