



WESTECH REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

22 Malvern Road Dimboola Vic 3414

Indicative selling price

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

Price Range \$359,000

Median sale price

Median price \$305,250

*House



*unit

Suburb
or locality Dimboola

Period - From 01/04/2023

to 31/03/2024

Source realestate.com.au

Comparable property sales

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
1. 134 Lloyd Street Dimboola Vic 3414	\$ 377,000	11/10/2023
2. 187 Lloyd Street Dimboola Vic 3414	\$ 392,000	18/08/2023
3. 9 Moulder Street Dimboola Vic 3414	\$ 355,000	03/04/2023

This Statement of Information was prepared on: 30/04/2024