

## 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

3-9 MARTINDALE STREET, DIMBOOLA, VIC

### Indicative selling price

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

Single Price:

\$30,000

### Median sale price

Median price

\$49,103

House

Unit

Suburb

DIMBOOLA

Period

01 July 2017 to 30 June 2018

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
1 WIMMERA ST, DIMBOOLA, VIC 3414	**\$27,000	11/07/2017
32 ELLERMAN ST, DIMBOOLA, VIC 3414	**\$25,000	11/11/2017
24 NURSERY RD, DIMBOOLA, VIC 3414	\$36,500	20/12/2017