

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 and
postcode

90 FAITH STREET DIMBOOLA VIC 3414

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$60,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$77,500

Property type

Land

Suburb

Dimboola

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* 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

68-70 FAITH STREET DIMBOOLA VIC 3414	\$75,000	07-Jul-25
LOT 15 FAITH STREET DIMBOOLA VIC 3414	\$80,000	09-Nov-24
RIVER ROAD DIMBOOLA VIC 3414	\$60,000	25-May-25

OR

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.~~

This Statement of Information was prepared on: 07 October 2025



68-70 FAITH STREET DIMBOOLA VIC 3414

Sold Price

\$75,000

Sold Date

07-Jul-25



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Distance

0.23km



LOT 15 FAITH STREET DIMBOOLA VIC 3414

Sold Price

\$80,000

Sold Date

09-Nov-24



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Distance

0.5km



RIVER ROAD DIMBOOLA VIC 3414

Sold Price

\$60,000

Sold Date

25-May-25



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Distance

11.2km

RS = Recent sale

UN = Undisclosed Sale

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