



# WESTECH REAL ESTATE

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

116 Riverside Road Dimboola Vic 3414

#### Indicative selling price

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

Price Range \$595,000 - \$650,000

#### Median sale price

Median price \$250,000

\*House



\*unit

Suburb  
or locality Dimboola

Period - From 01/11/2024

to 31/10/2025

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.                             |       |              |
| 2.                             |       |              |
| 3.                             |       |              |

This Statement of Information was prepared on: 13/11/2025