

# Statement of Information Single residential property located outside the Melbourne metropolitan area

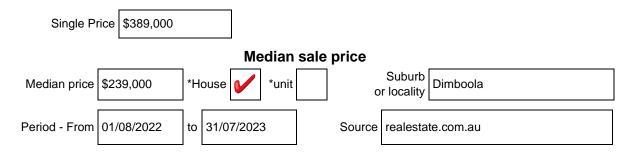
## Sections 47AF of the Estate Agents Act 1980

# **PROPERTY OFFERED FOR SALE**

134 Lloyd Street Dimboola Vic 3414

## Indicative selling price

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



#### **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. 40 Nhill Road Dimboola Vic 3414	\$ 370,000	01/08/2022
2. 186 Lloyd Street Dimboola Vic 3414	\$ 389,000	15/01/2022
3. 17 Moulder Street Dimboola Vic 3414	\$ 372,000	09/02/2022

This Statement of Information was prepared on: 25/08/2023

