



WESTECH REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE

99 Wimmera Street Dimboola Vic 3414

Indicative selling price

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

Single Price

Median sale price

Median price *House *unit Suburb or locality
Period - From to Source

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: