

ENDORSED (10 YEARS) MEMBER OF THE REAL ESTATE INSTITUTE  
Licensed Estate Agent No. 072512L ABN 65 281 213 249

## Statement of Information Single residential property located

Single price \$598,000

## outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Bella Coola 4 Billy Button Lane, Dinner Plain Victoria 3898

### Indicative selling price

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

### Median sale price

Median price \$530,000

House

Suburb  
or locality

Dinner Plain

Period - From 01/06/18 to 27/06/19

Source [realestate.com.au](http://realestate.com.au)

### 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. ALPENGLOW 5 Table Top Fork, Dinner Plain Victoria 3898	\$ 585,000	30/05/19
2. SHELIG 24 Drybone Lane, Dinner Plain Victoria 3898	\$ 540,000	03/04/19
3. NUMBAWAN 37 Big Muster Drive, Dinner Plain Victoria 3898	\$ 520,000	22/03/19