

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 outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Bagel Lodge 59 Big Muster Drive, Dinner Plain Victoria 3898

Indicative selling price

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

Single price \$559,000

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

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	30/04/19
3. NUMBAWAN 37 Big Muster Drive, Dinner Plain Victoria 3898	\$520,000	22/03/19

This Statement of Information was prepared on: 16/08/19