APPROVED MEMBER OF THE REAL ESTATE INSTITUTE OF VICTORIA APPROVED MEMBER OF THE REAL ESTATE INSTITUTE OF AUSTRALIA Licensed Estate Agent No. 072512L ABN 65 281 213 249

17A Big Muster Drive (PO BOX 54) Dinner Plain Victoria 3898

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale					
Single price	\$549,000				
Address Including suburb or locality and postcode	NUMBAWAN 37 Big Muster Drive, Dinner Plain Victoria 3898				

Indicative selling price

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

Median sale price

Median price	\$515,000	 	louse	Х		Suburb or locality	Dinner Plain
Period - From	01/05/17	to	07/05	/18	Source	realestate	e.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 WHITE MT LODGE/10 Halter Lane , Dinner Plain Vic 3898	\$535,000	26/04/18
2 COLORADO/25 Halter Lane, Dinner Plain Victoria 3898	\$500,000	29/03/18
3 MY 3 BOYS/8 Slippery Dip, Dinner Plain Victoria 3898	\$565,000	18/10/17