

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

House

Suburb
or locality

Dinner Plain

Period - From 01/05/17 to 07/05/18

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 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