

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

#### Indicative selling price

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

Single price

#### Median sale price

Median price

House

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. ICE HOUSE 42 Horsehair Bend, Dinner Plain Victoria 3898	\$565,000	11/05/20
2. BELLA COOLA 4 Billy Button Lane, Dinner Plain Victoria 3898	\$580,000	29/10/19
3. CARIBOU Drovers Lane, Dinner Plain Victoria 3898	\$640,000	14/08/19

This Statement of Information was prepared on: 11/09/20