# Harcourts

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 17 MOULDER STREET, DIMBOOLA, VIC







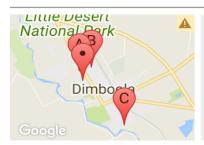
**Indicative Selling Price** 

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

Single Price: \$180,000

Provided by: Chris Schirmer, Harcourts Horsham

### **MEDIAN SALE PRICE**



DIMBOOLA, VIC, 3414

**Suburb Median Sale Price (House)** 

\$150,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

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.



14 ANNA ST, DIMBOOLA, VIC 3414







Sale Price

\$160,000

Sale Date: 28/02/2017

Distance from Property: 288m





20 HOPE ST, DIMBOOLA, VIC 3414









**Sale Price** 

\$270,000

Sale Date: 13/10/2016

Distance from Property: 436m





18 ST LEONARDS AVE, DIMBOOLA, VIC 3414







**Sale Price** 

\$316,500

Sale Date: 06/08/2016

Distance from Property: 1.7km



# 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<br>Including suburb and<br>postcode | 17 MOULDER STREET, DIMBOOLA, VIC 3414 |
|---|---------------------------------------|
|---|---------------------------------------|

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting  $\label{eq:consumer} % \begin{subarray}{ll} \end{subarray} \begin{suba$ 

| Single Price: | \$180,000 |  |
|---------------|-----------|--|
|               |           |  |

### Median sale price

| Median price | \$150,000                    | House | X | Unit |    | Suburb | DIMBOOLA   |
|--------------|------------------------------|-------|---|------|----|--------|------------|
| Period       | 01 July 2016 to 30 June 2017 |       |   | Sour | ce | p      | ricefinder |

### 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 |
|--|-----------|--------------|
| 14 ANNA ST, DIMBOOLA, VIC 3414         | \$160,000 | 28/02/2017   |
| 20 HOPE ST, DIMBOOLA, VIC 3414         | \$270,000 | 13/10/2016   |
| 18 ST LEONARDS AVE, DIMBOOLA, VIC 3414 | \$316,500 | 06/08/2016   |

