Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode: 93 Maude Street, Dunolly Vic 3472

Indicative selling price

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

Range between $170,000 & $185,000

Median sale price

Median price $305,250 Property Type House Suburb Dunolly

Period - From 01/01/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	21 Thomas St DUNOLLY 3472	$207,000	13/10/2020
2	144 Broadway DUNOLLY 3472	$165,000	29/04/2021
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 29/03/2022 14:30

93 Maude Street, Dunolly Vic 3472



2 1 2

Property Type: House
Land Size: 1561 sqm approx

Agent Comments

Indicative Selling Price
$170,000 - $185,000
Median House Price
Year ending December 2021: $305,250

Comparable Properties



21 Thomas St DUNOLLY 3472 (VG)

3 - -

Price: $207,000
Method: Sale
Date: 13/10/2020
Property Type: House (Res)
Land Size: 1001 sqm approx

Agent Comments



144 Broadway DUNOLLY 3472 (REI/VG)

4 1 -

Price: $165,000
Method: Private Sale
Date: 29/04/2021
Property Type: House
Land Size: 721 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

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