

## 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 and  
postcode

15 NACELLE STREET MOUNT DUNEED VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$840,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$707,500

Property type

HOUSE

Suburb

Mount Duneed

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 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

6 POLLEN STREET MOUNT DUNEED VIC 3217	\$840,000	07-Nov-23
9 CONCORDE STREET MOUNT DUNEED VIC 3217	\$844,000	16-Feb-24
27 UNITY DRIVE MOUNT DUNEED VIC 3217	\$865,000	12-Dec-23

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 18 months.~~

This Statement of Information was prepared on: 08 April 2024

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**6 POLLEN STREET MOUNT  
 DUNEED VIC 3217**

4 3 2

Sold Price **\$840,000** Sold Date **07-Nov-23**

Distance **0.65km**



**9 CONCORDE STREET MOUNT  
 DUNEED VIC 3217**

4 2 2

Sold Price <sup>RS</sup> **\$844,000** Sold Date **16-Feb-24**

Distance **1.21km**



**27 UNITY DRIVE MOUNT DUNEED  
 VIC 3217**

4 2 2

Sold Price <sup>RS</sup> **\$865,000** Sold Date **12-Dec-23**

Distance **1.42km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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