

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

5-9 ROWANDS STREET MOUNT DUNEED VIC 3217

Indicative selling price

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

Single Price

or range
between

\$1,150,000

&

\$1,240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$774,920

Property type

House

Suburb

Mount Duneed

Period-from

01 Mar 2023

to

29 Feb 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

50 ARMSTRONG BOULEVARD MOUNT DUNEED VIC 3217	\$1,230,000	05-Jan-24
24 SPECTRUM DRIVE MOUNT DUNEED VIC 3217	\$1,240,000	18-Dec-23
2 JURANA CRESCENT MOUNT DUNEED VIC 3217	\$1,380,000	24-Jul-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.~~

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Sam Parsons
 P 5241 6968
 M 0400 338343
 E sparsons@avenuefive.com.au



**50 ARMSTRONG BOULEVARD
 MOUNT DUNEED VIC 3217**

3 2 2

Sold Price **\$1,230,000** Sold Date **05-Jan-24**

Distance **0.65km**



**24 SPECTRUM DRIVE MOUNT
 DUNEED VIC 3217**

4 2 2

Sold Price **\$1,240,000** Sold Date **18-Dec-23**

Distance **1.37km**



**2 JURANA CRESCENT MOUNT
 DUNEED VIC 3217**

5 3 2

Sold Price **\$1,380,000** Sold Date **24-Jul-23**

Distance **2.09km**

RS = Recent sale UN = Undisclosed Sale

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