

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

54 SITTELA 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

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Other

Suburb

Mount Duneed

Period-from

01 Jun 2023

to

31 May 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

| | | |
|---|-----------|-----------|
| 5 EXTON PLACE MOUNT DUNEED VIC 3217 | \$715,000 | 13-Feb-24 |
| 22 GLIDER STREET MOUNT DUNEED VIC 3217 | \$720,000 | 20-Mar-24 |
| 27 FLOURISH DRIVE MOUNT DUNEED VIC 3217 | \$715,000 | 16-Jan-24 |

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 June 2024



5 EXTON PLACE MOUNT DUNEED VIC 3217

4 2 2

Sold Price

\$715,000

Sold Date

13-Feb-24

Distance

0.41km



22 GLIDER STREET MOUNT DUNEED VIC 3217

4 2 2

Sold Price

\$720,000

Sold Date

20-Mar-24

Distance

1.9km



27 FLOURISH DRIVE MOUNT DUNEED VIC 3217

4 2 2

Sold Price

\$715,000

Sold Date

16-Jan-24

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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