

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

56 GRAVITY DRIVE 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Mount Duneed

Period-from

01 Jan 2023

to

31 Dec 2023

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

19 EFFICIENT AVENUE MOUNT DUNEED VIC 3217	\$770,000	24-Aug-23
211 BOUNDARY ROAD MOUNT DUNEED VIC 3217	\$746,000	18-Jan-23
20 THRIVE AVENUE MOUNT DUNEED VIC 3217	\$745,000	18-Oct-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



**19 EFFICIENT AVENUE MOUNT
 DUNEED VIC 3217**

3 2 2

Sold Price **\$770,000** Sold Date **24-Aug-23**

Distance **0.8km**



**211 BOUNDARY ROAD MOUNT
 DUNEED VIC 3217**

4 2 2

Sold Price **\$746,000** Sold Date **18-Jan-23**

Distance **0.45km**



**20 THRIVE AVENUE MOUNT
 DUNEED VIC 3217**

4 2 2

Sold Price **\$745,000** Sold Date **18-Oct-23**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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