

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 3508 - Voyage Street, Mount Duneed, 3217
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Indicative selling price

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

Single price \$ 474,900 or range between &

Median sale price

Median price \$ 506,900 Property type Suburb Mount Duneed

Period - From 1/10/2023 to 31/12/2023 Source Oliver Hume

Comparable property sales

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
1 Lot 5904 - Compass Way, Mount Duneed, 3217	\$ 470,900	12/10/2023
2 Lot 6828 - Moonlight Drive, Mount Duneed, 3217	\$ 469,900	10/10/2022
3 Lot 5903 - Compass Way, Mount Duneed, 3217	\$ 465,000	23/10/2023

This Statement of Information was prepared on: 15 Mar 2024