

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 3510 - 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 \$ 449,900 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 5907 - Hangar Drive, Mount Duneed, 3217	\$ 444,900	20/11/2023
2 Lot 6810 - Mystic Street, Mount Duneed, 3217	\$ 442,900	2/08/2023
3 Lot 5321 - Electric Crescent, Mount Duneed, 3217	\$ 466,900	8/11/2023

This Statement of Information was prepared on: 15 Mar 2024