

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

130-140 WILLIAMS ROAD 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

\$3,450,000

&

\$3,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

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

2 SHEOAK COURT TORQUAY VIC 3228	\$3,850,000	14-Oct-22
120 MOORES ROAD BELLBRAE VIC 3228	\$4,430,000	21-Oct-23
15 CASTAWAY CRESCENT JAN JUC VIC 3228	\$5,330,000	27-Apr-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.

This Statement of Information was prepared on: 01 March 2024



2 SHEOAK COURT TORQUAY VIC 3228

 5  3  3

Sold Price

\$3,850,000

Sold Date

14-Oct-22

Distance

8.61km



120 MOORES ROAD BELLBRAE VIC 3228

 4  3  4

Sold Price

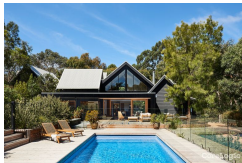
\$4,430,000

Sold Date

21-Oct-23

Distance

10.37km



15 CASTAWAY CRESCENT JAN JUC VIC 3228

 6  3  6

Sold Price

\$5,330,000

Sold Date

27-Apr-23

Distance

12.54km

RS = Recent sale

UN = Undisclosed Sale

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