

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

7 LUNAR 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

\$689,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,000

Property type

House

Suburb

Mount Duneed

Period-from

01 Mar 2022

to

28 Feb 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

9 LUNAR STREET MOUNT DUNEED VIC 3217	\$750,000	23-Aug-22
54 OWARRA BOULEVARD MOUNT DUNEED VIC 3217	\$725,000	29-Nov-22
211 BOUNDARY ROAD MOUNT DUNEED VIC 3217	\$746,000	18-Jan-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: 23 March 2023

**9 LUNAR STREET MOUNT DUNEED VIC 3217**

Sold Price

\$750,000

Sold Date

23-Aug-22

4



2



2

Distance

0.01km**54 OWARRA BOULEVARD MOUNT DUNEED VIC 3217**

Sold Price

\$725,000

Sold Date

29-Nov-22

4



2



2

Distance

0.65km**211 BOUNDARY ROAD MOUNT DUNEED VIC 3217**

Sold Price

\$746,000

Sold Date

18-Jan-23

4



2



2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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