

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

4 MONTENEGRO CRESCENT 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,500

Property type

Other

Suburb

Mount Duneed

Period-from

01 Mar 2024

to

28 Feb 2025

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

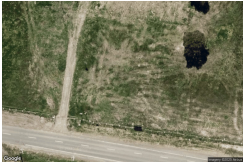
Date of sale

118 WHITES ROAD MOUNT DUNEED VIC 3217	\$340,000	06-Jan-25
14 CORDYLINE STREET MOUNT DUNEED VIC 3217	\$385,000	11-Feb-25

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: 06 March 2025



**118 WHITES ROAD MOUNT
DUNEED VIC 3217**

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Sold Price **\$340,000** Sold Date **06-Jan-25**

Distance **0.16km**



**14 CORDYLIN STREET MOUNT
DUNEED VIC 3217**

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Sold Price **\$385,000** Sold Date **11-Feb-25**

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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