

## 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 5902 - 7-21 Armstrong Boulevard,, Mount Duneed, 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 497,900

or range between

&

### Median sale price

Median price \$ 543,218

Property type

Vacant Land

Suburb

Mount Duneed

Period - From

1/10/2022

to

31/12/2022

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 6938 - Nectar Drive, Mount Duneed, 3217	\$ 489,900	30/06/2022
2 Lot 5312 - Electric Crescent, Mount Duneed, 3217	\$ 517,900	11/03/2023
3 Lot 4911 - Boundary Road, Mount Duneed, 3217	\$ 460,900	5/03/2022

This Statement of Information was prepared on:

18 Apr 2023