

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 or
locality and postcode

162 Unity Drive, Mount Duneed Vic 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000

&

\$725,000

Median sale price

Median price \$725,000

Property Type House

Suburb Mount Duneed

Period - From 01/10/2022

to

30/09/2023

Source REIV

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
1	21 Cabane Cirt MOUNT DUNEED 3217	\$715,000	13/10/2023
2	4 Streeton Dr MOUNT DUNEED 3217	\$710,000	10/07/2023
3	24 Velocity Way MOUNT DUNEED 3217	\$715,000	01/07/2023

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:

22/11/2023



4 2 2

Property Type: House
Land Size: 392 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$745,000
Median House Price
Year ending September 2023: \$725,000

Comparable Properties

21 Cabane Cirt MOUNT DUNEED 3217 (REI) Agent Comments

- - -

Price: \$715,000
Method:
Date: 13/10/2023
Property Type: House

4 Streeton Dr MOUNT DUNEED 3217 (REI) Agent Comments

- - -

Price: \$710,000
Method:
Date: 10/07/2023
Property Type: House

24 Velocity Way MOUNT DUNEED 3217 (REI) Agent Comments

- - -

Price: \$715,000
Method:
Date: 01/07/2023
Property Type: House