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	cons	sumer.vic.go	v.au/	underquot	ing			
Range betwee	\$660,000		&		\$725,000				
Nedian sale price									
Median price	\$725,000	Pro	operty Type	pe House			Suburb	Mount Duneed	
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ad	dress 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



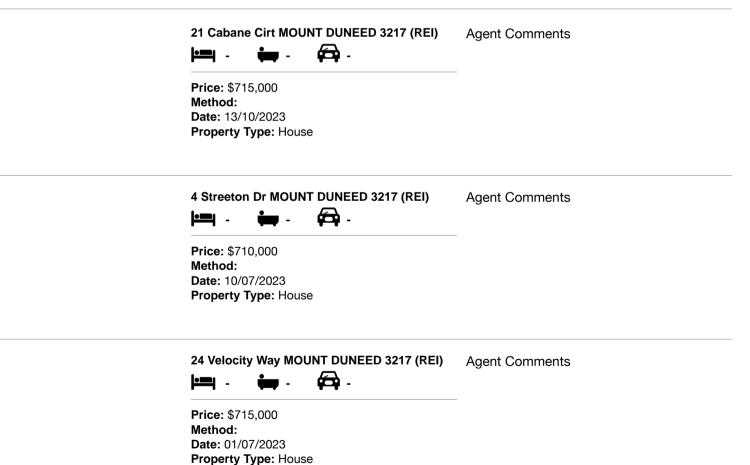






Property Type: House Land Size: 392 sqm approx Agent Comments Indicative Selling Price \$680,000 - \$745,000 Median House Price Year ending September 2023: \$725,000

Comparable Properties



Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326



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