

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 5322 - 7-21 Armstrong Boulevard,, Mount Duneed, 3217
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Indicative selling price

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

Single price \$ 494,900 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 6828 - Moonlight Drive, Mount Duneed, 3217	\$ 469,900	10/10/2022
2 Lot 5308 - Botany Circuit, Mount Duneed, 3217	\$ 540,900	6/02/2023
3 Lot 6912 - Companion Street, Mount Duneed, 3217	\$ 432,900	31/05/2022

This Statement of Information was prepared on: 08 Feb 2023