

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 6936 - 7-21 Armstrong Boulevard,, Mount Duneed, 3217

Indicative selling price

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

Single price \$ 409,900

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 6930 - Companion Street, Mount Duneed, 3217	\$ 409,900	25/02/2022
2 Lot 6918 - Wanderlust Drive, Mount Duneed, 3217	\$ 412,900	31/03/2022
3 Lot 6910 - Companion Street, Mount Duneed, 3217	\$ 412,900	25/03/2022

This Statement of Information was prepared on:

08 Feb 2023