

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 5318 - 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 \$ 515,900 or range between &

Median sale price

Median price \$ 539,900 Property type Vacant Land Suburb Mount Duneed

Period - From 31/07/2022 to 1/09/2022 Source Oliver Hume

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 03 Nov 2022