

## 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 and  
postcode

7 WILLIAMS ROAD MOUNT DUNEED VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$441,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Other

Suburb

Mount Duneed

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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

LOT 2753 WILDERNESS DRIVE MOUNT DUNEED VIC 3217	\$419,000	03-Feb-24
LOT 2759 BARRETT STREET MOUNT DUNEED VIC 3217	\$420,000	31-Jan-24
LOT 5907 HANGAR DRIVE MOUNT DUNEED VIC 3217	\$469,900	23-Nov-23

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: 13 June 2024

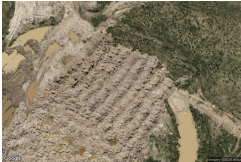


**LOT 2753 WILDERNESS DRIVE  
MOUNT DUNEED VIC 3217**

- - -

Sold Price **\$419,000** Sold Date **03-Feb-24**

Distance **0.64km**



**LOT 2759 BARRETT STREET  
MOUNT DUNEED VIC 3217**

- - -

Sold Price **\$420,000** Sold Date **31-Jan-24**

Distance **0.69km**



**LOT 5907 HANGAR DRIVE MOUNT  
DUNEED VIC 3217**

- - -

Sold Price **\$469,900** Sold Date **23-Nov-23**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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