

## 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 74 - Motion Drive, Mount Duneed, 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$ 378,000

or range between

&

### Median sale price

Median price

\$ 480,400

Property type

Vacant Land

Suburb

Mount Duneed

Period - From

1/01/2024

to

31/03/2024

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 6917 - Wanderlust Drive, Mount Duneed, 3217	\$ 379,900	18/05/2024
2 Lot 6903 - Nectar Drive, Mount Duneed, 3217	\$ 372,900	10/10/2023
3 Lot 6902 - Nectar Drive, Mount Duneed, 3217	\$ 364,900	24/04/2024

This Statement of Information was prepared on:

10 Jul 2024