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	14 Inlet Drive Mount Duneed, 3217

Indicative selling price

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

Range between	$850,000 & $900,000

Median sale price

Median price	$684,500	Property Type	HOUSE	Suburb	MT DUNEED
Period - From	01-Jan-2023	to	19-May-2023	Source	Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	235 SOVEREIGN DR, MOUNT DUNEED, VIC 3217	$1,000,000	07-Sep-2022
2	178 UNITY DRIVE, MOUNT DUNEED, Vic 3217	$906,000	21-Oct-2022
3	28 DOBELL ST, MOUNT DUNEED, VIC 3217	$842,000	24-Jan-2023

This statement of information was prepared on 28-Aug-2023 at 10:08:03 AM EST