

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 3305 - Oasis Drive, Mount Duneed, 3217

Indicative selling price

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

Single price	\$	605,900	or range between		&	
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Median sale price

Median price	\$	549,900	Property type	Townhouse	Suburb	Mount Duneed
Period - From	1/07/2023	to	30/09/2023	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 3317 - Oasis Drive, Mount Duneed, 3217	\$ 589,900	1/06/2023
2 Lot 3318 - Oasis Drive, Mount Duneed, 3217	\$ 629,900	7/07/2023
3 Lot 3316 - Oasis Drive, Mount Duneed, 3217	\$ 629,900	31/05/2023

This Statement of Information was prepared on:

16 Nov 2023