

## STATEMENT OF INFORMATION

44 DOBELL STREET, MOUNT DUNEED, VIC 3217

PREPARED BY MCGRATH ARMSTRONG CREEK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



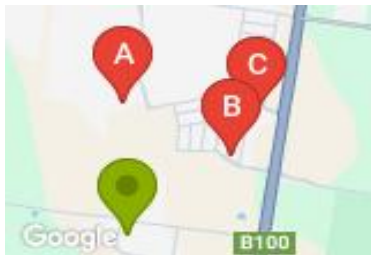
**44 DOBELL STREET, MOUNT DUNEED, VIC**  3  2  2

### Indicative Selling Price

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

Price Range: **\$669,000 to \$709,000**

## MEDIAN SALE PRICE



**MOUNT DUNEED, VIC, 3217**

Suburb Median Sale Price (House)

**\$700,000**

01 April 2024 to 31 March 2025

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



**22 LUNAR ST, MOUNT DUNEED, VIC 3217**

 4  2  2

Sale Price

**\*\$675,000**

Sale Date: 24/03/2025

Distance from Property: 946m



**30 ARMSTRONG BVD, MOUNT DUNEED, VIC**

 4  2  2

Sale Price

**\$690,000**

Sale Date: 06/12/2024

Distance from Property: 876m



**43 OASIS DR, MOUNT DUNEED, VIC 3217**

 4  2  2

Sale Price

**\$687,500**

Sale Date: 17/12/2024

Distance from Property: 1.2km



This report has been compiled on 06/05/2025 by McGrath Armstrong Creek. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

Property offered for sale

Address  
Including suburb and  
postcode

44 DOBELL STREET, MOUNT DUNEED, VIC 3217

Indicative selling price

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

Price Range:

\$669,000 to \$709,000

Median sale price

Median price

\$700,000

Property type

House


Suburb

MOUNT DUNEED

Period

01 April 2024 to 31 March 2025

Source



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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
22 LUNAR ST, MOUNT DUNEED, VIC 3217	*\$675,000	24/03/2025
30 ARMSTRONG BVD, MOUNT DUNEED, VIC 3217	\$690,000	06/12/2024
43 OASIS DR, MOUNT DUNEED, VIC 3217	\$687,500	17/12/2024

This Statement of Information was prepared on:

06/05/2025