

## 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 79 - 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	\$	284,500	or range between		&	
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### Median sale price

Median price	\$	352,800	Property type	Vacant Land	Suburb	Mount Duneed
Period - From	1/07/2024	to	30/09/2024	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 3524 - Voyage Street, Mount Duneed, 3024	\$ 284,900	16/08/2024
2 Lot 3520 - Voyage Street, Mount Duneed, 3024	\$ 271,900	1/08/2024
3 Lot 3522 - Voyage Street, Mount Duneed, 3024	\$ 271,900	25/07/2024

This Statement of Information was prepared on:

04 Dec 2024