

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 41 - Anthurium Drive, Mount Duneed, 3217

Indicative selling price

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

Single price \$ 286,500

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 3327 - Manna Gum Drive, Mount Duneed, 3217	\$ 285,000	31/05/2023
2 Lot 3328 - Oasis Drive, Mt Duneed, 3217	\$ 285,000	30/05/2023
3 Lot 3325 - Manna Gum Drive, Mount Duneed, 3217	\$ 285,000	7/05/2023

This Statement of Information was prepared on:

10 Jul 2024