

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 48 - Lilly Pilly Way, Mount Duneed, 3217

Indicative selling price

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

Single price \$ 299,400

or range between

&

Median sale price

Median price \$ 289,200

Property type Vacant Land

Suburb Mount Duneed

Period - From 1/04/2024

to

30/06/2024

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 3324 - Manna Gum Drive, Mount Duneed, 3217	\$ 295,000	1/06/2023
2 Lot 3329 - Oasis Drive, Mt Duneed, 3217	\$ 312,900	14/06/2023
3 Lot 3327 - Manna Gum Drive, Mount Duneed, 3217	\$ 285,000	31/05/2023

This Statement of Information was prepared on:

10 Sep 2024