

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 5346 - 7-21 Armstrong Boulevard,, Mount Duneed, 3217

Indicative selling price

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

Single price \$ 484,900

or range between

&

Median sale price

Median price \$ 539,900

Property type Vacant Land

Suburb Mount Duneed

Period - From 31/07/2022

to

1/09/2022

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 6938 - Nectar Drive, Mount Duneed, 3217	\$ 489,900	30/06/2022
2 Lot 6828 - Moonlight Drive, Mount Duneed, 3217	\$ 469,900	10/10/2022
3 Lot 4911 - Boundary Road, Mount Duneed, 3217	\$ 460,900	5/03/2022

This Statement of Information was prepared on:

30 Jan 2023