

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 5 Eaton Road, MOUNT DUNEED 3217

### Indicative selling price

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

**Range \$625,000 - \$655,000**

### Median sale price

Median **House** for **MOUNT DUNEED** for period **Aug 2019 - Oct 2019**

Sourced from **Pricefinder**.

**\$575,000**

### Comparable property sales

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

**83 Unity Drive,**  
Mount Duneed 3217

Price **\$620,000** Sold 30  
August 2019

**25 Remarkable Drive,**  
Mount Duneed 3217

Price **\$660,000** Sold 21 June  
2019

**42 Armstrong Blvd,**  
Mount Duneed 3217

Price **\$650,000** Sold 23 April  
2019

This Statement of Information was prepared on 11th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

**Stockdale & Leggo St h  
Barwon**

169A High Street,  
Belmont VIC 3216

### Contact agents



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Stockdale & Leggo

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**Stockdale  
& Leggo**