

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

44 Franklin Road Mount Duneed 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$***** or range between \$649,000 & \$689,000

Median sale price

Median price \$ 620,000 Property type House Suburb Mount Duneed 3217

Period - From Oct 2018 to Oct 2019 Source RealEstate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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. 15 Manna Gum Drive Mount Duneed 3217	\$685,000	13 Feb 2019
2. 25 Remarkable Drive Mount Duneed 3217	\$660,000	21 June 2019
3. 42 Armstrong Boulevard Mount Duneed 3217	\$650,000	23 Apr 2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11/10/2019