

## STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property address: 15 Aviation Drive, Mount Duneed VIC 3217

### Indicative selling price:

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

\*Delete single price or range as applicable

Single Price  or range between \$640,000 & \$670,000

### Median sale price:

(\*Delete house or unit as applicable)

Median Price \$558,500 House Suburb or locality Mount Duneed

Period - From January 2018 to August 2018 Source Pricefinder

### Comparable property sales:

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 SALES
5 Roosevelt Road, Mount Duneed	\$620,000	23/02/2018
17 Arcadia Street, Mount Duneed	\$685,000	08/12/2017
54 Golden Wattle Drive, Mount Duneed	\$708,000	02/07/2018

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