

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 and
postcode

17 Golden Wattle Drive, Mount Duneed, VIC 3217

Indicative selling price

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

Single price

or range between

\$599,000

&

\$629,000

Median sale price

Median price

\$ 559,500

Property type

House

Suburb

MOUNT DUNEED

Period - From

13/01/2019

to

13/07/2020

Source

CoreLogic

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 sale

1 55 Unity Drive Mount Duneed	\$640,000	25/05/2020
2 15 Hangar Drive Mount Duneed	\$620,000	07/05/2020
3 12 Manna Gum Drive Mount Duneed	\$600,000	04/02/2020

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:

13/07/2020