

STATEMENT OF INFORMATION

21 VELOCITY WAY, MOUNT DUNEED, VIC 3217

PREPARED BY RICK SHARP, FRUIT PROPERTY GEELONG, PHONE: 0401385248



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Home pictured shows upgrade options. Driveway & other optional extras shown are not included in the 'nom price' & will incur additional costs. Landscaping, window treatments, & pool decking are not provided for. Light fixtures.

21 VELOCITY WAY, MOUNT DUNEED, VIC 4 2 2

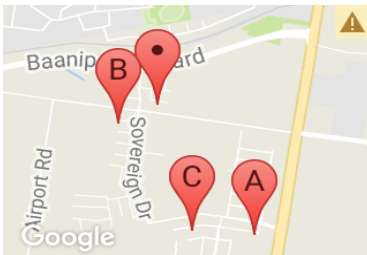
Indicative Selling Price

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

Price Range: **449,000 to 489,000**

Provided by: Rick Sharp, Fruit Property Geelong

MEDIAN SALE PRICE



MOUNT DUNEED, VIC, 3217

Suburb Median Sale Price (House)

\$520,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



41 OASIS DR, MOUNT DUNEED, VIC 3217 4 2 2

Sale Price

\$449,900

Sale Date: 13/07/2017

Distance from Property: 1.1km



15 PRINCETON ST, MOUNT DUNEED, VIC 3217 4 2 2

Sale Price

\$450,000

Sale Date: 10/07/2017

Distance from Property: 291m



14 GOLDEN WATTLE DR, MOUNT DUNEED, 5 3 2

Sale Price

\$510,000

Sale Date: 18/07/2017

Distance from Property: 929m



This report has been compiled on 04/01/2018 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

21 VELOCITY WAY, MOUNT DUNEED, VIC 3217

Indicative selling price

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

Price Range: 449,000 to 489,000

Median sale price

Median price \$520,000

House

Unit

Suburb MOUNT DUNEED

Period 01 January 2017 to 31 December 2017

Source



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
41 OASIS DR, MOUNT DUNEED, VIC 3217	\$449,900	13/07/2017
15 PRINCETON ST, MOUNT DUNEED, VIC 3217	\$450,000	10/07/2017
14 GOLDEN WATTLE DR, MOUNT DUNEED, VIC 3217	\$510,000	18/07/2017