

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 or
locality and postcode

3 Spectrum Drive 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

\$795,000

or range between

\$*****

&

\$*****

Median sale price

(*Delete house or unit as applicable)

Median price

\$632,500

*House

x

*Unit

Suburb
or locality

Mount Duneed 3217

Period - From

1 Feb 2018

to

1 Feb 2019

Source

Realestate.com.au

Comparable property sales

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.