

## 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 \$\*\*\*\*\* or range between \$749,000 & \$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$652,000 \*House  \*Unit  Suburb or locality Mount Duneed 3217

Period - From 1 Mar 2018 to 1 Mar 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.