

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

49 Manna Gum Drive Mount Duneed

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 \$570,000 & \$590,000

Median sale price

(*Delete house or unit as applicable)

Median price \$620,000 *House 4 bed *Unit Suburb or locality MOUNT DUNEED

Period - From JAN 2018 to JAN 2019 Source RPDATA

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 53 Manna Gum Drive Mount Duneed	\$640,000	Nov 2018
2 43 Unity Drive Mount Duneed	\$630,000	Aug 2018
3 9 Coastside Drive Armstrong Creek	\$608,000	Aug 2018