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 or locality and postcode	14 SUPEN STREET, MOUNT DUNEED VIC 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 $370,000 & $400,000

Median sale price

Median price	$347,500	Property type	*Land*	Suburb	MOUNT DUNEED
Period - From	1 APRIL 2022	to	31 MARCH 2023	Source	PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

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. 17 AMBIENT STREET, MOUNT DUNEED VIC 3217	$420,000	04/12/2022
2. 90 WHITES ROAD, MOUNT DUNEED VIC 3217	$432,000	16/08/2022
3. 19 AMBIENT STREET, MOUNT DUNEED VIC 3217	$427,000	08/09/2022

~~**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: 7/06/2023