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 and postcode	16 Blossom Avenue, Mount Duneed, VIC 3217

Indicative selling price

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

Single price		or range between	$649,000	&	$689,000

Median sale price

Median price	$ 702,500	Property type	House	Suburb	MOUNT DUNEED
Period - From	17/07/2023	to	16/07/2024	Source	core_logic

Comparable property sales

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 eighteen months.

	Address of comparable property	Price	Date of sale
1	75 Golden Wattle Drive Mount Duneed Vic 3217	$650,000	2024-06-06
2	37 Aspect Road Mount Duneed Vic 3217	$687,000	2024-02-08
3	57 Aviation Drive Mount Duneed Vic 3217	$688,000	2024-06-12

This Statement of Information was prepared on: 17/07/2024

CONSUMER AFFAIRS VICTORIA