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	29 JOURNEY CRESCENT 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	$700,000	&	$739,999

Median sale price

(*Delete house or unit as applicable)

Median Price	$692,000	Property type	House	Suburb	Mount Duneed
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
11 DREAMER CIRCUIT MOUNT DUNEED VIC 3217	$700,500	24-Dec-24
10 TELOPEA STREET MOUNT DUNEED VIC 3217	$735,000	24-Jan-25
14 NACELLE STREET MOUNT DUNEED VIC 3217	$750,000	31-Jan-25

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: 28 April 2025

Jazz Singh
M 0435468689
E jazz@jazzrealestate.com.au



11 DREAMER CIRCUIT MOUNT DUNEED VIC 3217

4 2 2

Sold Price **$700,500** Sold Date **24-Dec-24**

Distance **0.23km**



10 TELOPEA STREET MOUNT DUNEED VIC 3217

4 2 2

Sold Price RS **$735,000** Sold Date **24-Jan-25**

Distance **1.82km**



14 NACELLE STREET MOUNT DUNEED VIC 3217

4 2 2

Sold Price **$750,000** Sold Date **31-Jan-25**

Distance **0.89km**



58 GRAVITY DRIVE MOUNT DUNEED VIC 3217

4 2 2

Sold Price **$720,000** Sold Date **18-Dec-24**

Distance **0.6km**



16 SUPEN STREET MOUNT DUNEED VIC 3217

4 2 2

Sold Price **$750,000** Sold Date **07-Nov-24**

Distance **1.4km**

RS = Recent sale **UN** = Undisclosed Sale

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