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	9 Heathcote Street, Mount Duneed VIC 3217

Indicative selling price

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

Range between $545,000 & $590,000

Median sale price

Median price $692,000 Property Type House Suburb Mount Duneed

Period - From 30/10/2024 to 29/04/2025 Source core_logic

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
33 Heathcote Street Mount Duneed VIC 3217	$565,000	10/12/2024
70 Sovereign Drive Mount Duneed VIC 3217	$545,000	30/01/2025
10 Freedom Drive Mount Duneed VIC 3217	$580,000	31/01/2025

This Statement of Information was prepared on: 30/04/2025