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	32 Anthurium Drive, Mount Duneed VIC 3217

Indicative selling price

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

Range between $649,000 & $689,000

Median sale price

Median price $700,000 Property Type House Suburb Mount Duneed

Period - From 23/01/2025 to 22/07/2025 Source price_finder

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
20 Anpensu Avenue Mount Duneed VIC	$680,000	20/05/2025
327 Boundary Road Mount Duneed VIC	$680,000	16/02/2025
324 Boundary Road Mount Duneed VIC	$680,000	06/02/2025

This Statement of Information was prepared on: 23/07/2025