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

20 ARMSTRONG BOULEVARD 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 rang betwee		\$1,015,000	&	\$1,085,000
Median sale price							
(*Delete house or unit as ap	plicable)		_			-	
Median Price	\$691,650	Property type		House		Suburb	Mount Duneed
Period-from	01 May 2021	to	30 Apr 20	022	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
24 SOLSTICE STREET MOUNT DUNEED VIC 3217	\$1,087,500	22-Apr-22
16 PRINCETON STREET MOUNT DUNEED VIC 3217	\$1,085,000	04-Mar-22
26 ASPECT ROAD MOUNT DUNEED VIC 3217	\$1,000,000	20-Dec-21

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: 02 May 2022



consumer.vic.gov.au

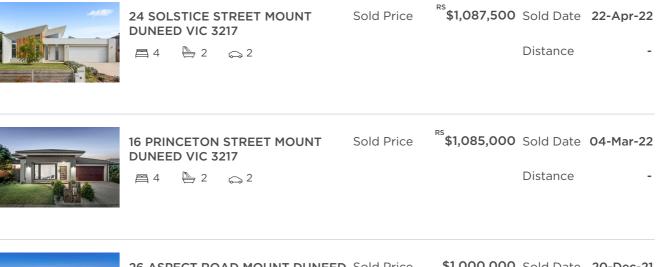
AVENUE FIVE

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26 ASPECT ROAD MOUNT DUNEED Sold Price
\$1,000,000
Sold Date
20-Dec-21

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RS = Recent sale UN = Undisclosed Sale

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