

## 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

230 Dickins Road Mount Duneed VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,000,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$287,000

Property type

Land

Suburb

Mount Duneed

Period-from

01 Mar 2019

to

29 Feb 2020

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

30 Hardings Road Freshwater Creek VIC 3217	\$1,675,000	31-Oct-19
1305 Blackgate Road Freshwater Creek VIC 3217	\$2,150,000	23-Nov-19
231 Grossmans Road Torquay VIC 3228	\$3,600,000	31-Jul-19

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: 25 March 2020


**30 Hardings Road Freshwater Creek VIC 3217**
 5  2  12

 Sold Price **\$1,675,000** Sold Date **31-Oct-19**

 Distance **3.18km**

**1305 Blackgate Road Freshwater Creek VIC 3217**
 4  3  3

 Sold Price **\$2,150,000** Sold Date **23-Nov-19**

 Distance **5.26km**

**231 Grossmans Road Torquay VIC 3228**
 4  2  2

 Sold Price **\$3,600,000** Sold Date **31-Jul-19**

 Distance **6.7km**

RS = Recent sale

UN = Undisclosed Sale

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