

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

| |
|----------------------------------------------------------|
| Lot 4532 - 7-21 Armstrong Boulevard,, Mount Duneed, 3217 |
|----------------------------------------------------------|

Indicative selling price

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

Single price \$ 271,900 or range between &

Median sale price

Median price \$ 300,900 Property type Vacant Land Suburb Mount Duneed

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--------------------------------------------------|------------|--------------|
| 1 Lot 4206 - Eminence Street, Mount Duneed, 3217 | \$ 273,900 | 20/06/2019 |
| 2 Lot 4027 - Boundary Road, Mount Duneed, 3217 | \$ 264,900 | 4/05/2019 |
| 3 Lot 4024 - Boundary Road, Mount Duneed, 3217 | \$ 263,900 | 15/03/2019 |

This Statement of Information was prepared on: 12 Sep 2019