

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

142A UNITY DRIVE 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 range
between

\$560,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Other

Suburb

Mount Duneed

Period-from

01 Sep 2023

to

31 Aug 2024

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

140 UNITY DRIVE MOUNT DUNEED VIC 3217	\$570,000	29-Feb-24
138B UNITY DRIVE MOUNT DUNEED VIC 3217	\$575,000	14-Sep-23
10 KAURI WALK MOUNT DUNEED VIC 3217	\$590,000	01-Dec-23

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 September 2024



140 UNITY DRIVE MOUNT DUNEED VIC 3217

3 2 2

Sold Price

\$570,000

Sold Date

29-Feb-24

Distance

0.01km



- Do you know how much you can borrow?
- Do you have Finance pre-approval?
- Have you engaged a conveyancer?

Armstrong Real Estate is a partner of the Geelong Property Hub and can assist you along your property journey.

138B UNITY DRIVE MOUNT DUNEED VIC 3217

3 2 2

Sold Price

\$575,000

Sold Date

14-Sep-23

Distance

0.01km



10 KAURI WALK MOUNT DUNEED VIC 3217

3 2 2

Sold Price

\$590,000

Sold Date

01-Dec-23

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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