

Statement of Information
**Internet advertising for single residential property
located within or outside the Melbourne metropolitan
area**

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale:

12 Golden Wattle Drive, Mount Duneed VIC 3217

Indicative selling price

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

Single price or range between &

Median sale price

Median price *House Suburb or locality
Period - From to Source

Comparable property sales

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
28 Everlasting Terrace, Mount Duneed	\$555,000	30/05/17
36 Manna Gum Drive, Mount Duneed	\$515,000	14/09/16
34 Manna Gum Drive, Mount Duneed	\$548,000	27/01/17