



### Statement of Information

Sections 47AF of the Estate Agents Act 1980

## Lot 2039 16 Aristotle Street, MOUNT DUNEED 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$299,000**

### Median sale price

Median **Vacant Land** for **MOUNT DUNEED** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$269,400**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>31 Tutor Street,</b> Mount Duneed 3217	Price <b>\$300,000</b> Sold 26 June 2019
<b>20 Native Drive,</b> Mount Duneed 3217	Price <b>\$348,000</b> Sold 20 February 2019
<b>16 Nean Ave,</b> Mount Duneed 3217	Price <b>\$275,000</b> Sold 22 April 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Stockdale & Leggo St h Barwon

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### Contact agents



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**Stockdale  
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