

## 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

7 SALENTO STREET MOUNT DUNEED VIC 3217

### Indicative selling price

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

Single Price

or range  
between

\$405,000

&

\$445,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$344,900

Property type

Land

Suburb

Mount Duneed

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

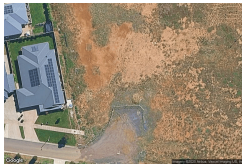
Date of sale

|   |           |           |
|---|-----------|-----------|
| 27 CANOPY WAY MOUNT DUNEED VIC 3217           | \$434,900 | 26-Mar-24 |
| LOT 2765 BARRETT STREET MOUNT DUNEED VIC 3217 | \$420,000 | 09-Dec-24 |
| 12 ELECTRIC CRESCENT MOUNT DUNEED VIC 3217    | \$466,900 | 04-Nov-24 |

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: 08 August 2025



**27 CANOPY WAY MOUNT DUNEED VIC 3217** Sold Price **\$434,900** Sold Date **26-Mar-24**

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Distance **0.51km**



**LOT 2765 BARRETT STREET MOUNT DUNEED VIC 3217** Sold Price **\$420,000** Sold Date **09-Dec-24**

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Distance **0.59km**



**12 ELECTRIC CRESCENT MOUNT DUNEED VIC 3217** Sold Price **\$466,900** Sold Date **04-Nov-24**

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Distance **0.85km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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