

# 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 or  
locality and postcode

33 Homebush Drive, Junortoun Vic 3551

#### Indicative selling price

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

Range between \$690,000

&

\$740,000

#### Median sale price

Median price \$510,000

House

X

Unit

Suburb or locality

Junortoun

Period - From 01/10/2017

to

30/09/2018

Source REIV

#### 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 eighteen 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	5 Cooper Gr STRATHFIELDSAYE 3551	\$720,000	17/01/2018
2	210 Sullivans Rd STRATHFIELDSAYE 3551	\$710,000	15/05/2017
3	45 Ridge Rd JUNORTOUN 3551	\$675,000	20/09/2018

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 eighteen months.

33 Homebush Drive, Junortoun Vic 3551



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**Indicative Selling Price**

\$690,000 - \$740,000

**Median House Price**

Year ending September 2018: \$510,000



4 1 2

**Rooms:**

**Property Type:** House

**Land Size:** 6531 sqm approx

Agent Comments

## Comparable Properties



**5 Cooper Gr STRATHFIELDSAYE 3551 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$720,000

**Method:** Private Sale

**Date:** 17/01/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 4000 sqm approx



**210 Sullivans Rd STRATHFIELDSAYE 3551 (REI/VG)**

Agent Comments

5 3 2

**Price:** \$710,000

**Method:** Private Sale

**Date:** 15/05/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 4047 sqm approx



**45 Ridge Rd JUNORTOUN 3551 (REI/VG)**

Agent Comments

5 2 4

**Price:** \$675,000

**Method:** Private Sale

**Date:** 20/09/2018

**Rooms:** 8

**Property Type:** House

**Land Size:** 10117 sqm approx