

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 andpostcode

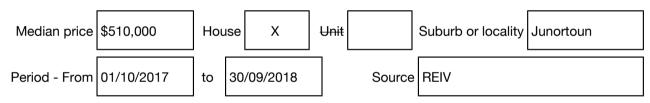
33 Homebush Drive, Junortoun Vic 3551

Indicative selling price

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

Range between \$690,000	&	\$740,000
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Median sale price



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.

Ado	dress 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.

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



33 Homebush Drive, Junortoun Vic 3551







Rooms: Property Type: House Land Size: 6531 sqm approx Agent Comments

Indicative Selling Price \$690,000 - \$740,000 Median House Price Year ending September 2018: \$510,000

Comparable Properties



5 Cooper Gr STRATHFIELDSAYE 3551 (REI/VG)



Price: \$720,000 Method: Private Sale Date: 17/01/2018 Rooms: 6 Property Type: House Land Size: 4000 sqm approx Agent Comments

Agent Comments

210 Sullivans Rd STRATHFIELDSAYE 3551 Agent Comments (REI/VG)



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)

- 5 1

Price: \$675.000

Method: Private Sale

Date: 20/09/2018 Rooms: 8 Property Type: House Land Size: 10117 sqm approx

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