

STATEMENT OF INFORMATION

321 MCIVOR ROAD, JUNORTOWN, VIC 3551

PREPARED BY JENNY DONALDSON, PROFESSIONALS HANDICAP



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



321 MCIVOR ROAD, JUNORTOUN, VIC

 4  2  1

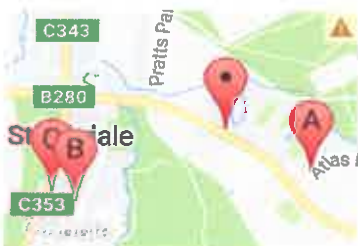
Indicative Selling Price

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

Price Range: **\$275,000 to \$295,000**

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE



JUNORTOUN, VIC, 3551

Suburb Median Sale Price (House)

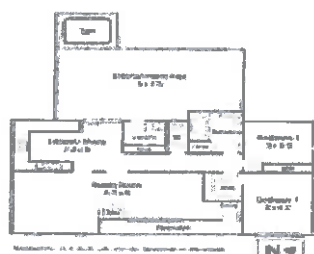
\$505,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



17 Atlas Road, Junortoun

17 ATLAS RD, JUNORTOUN, VIC 3551

 3  1  2

Sale Price

\$310,000

Sale Date: 31/08/2016

Distance from Property: 676m



3 ALBERT AVE, STRATHDALE, VIC 3550

 3  2  2

Sale Price

\$312,000

Sale Date: 10/11/2016

Distance from Property: 1.2km



129 RESERVOIR RD, STRATHDALE, VIC 3550

 3  1  2

Sale Price

\$285,500

Sale Date: 26/04/2016

Distance from Property: 1.3km



This report has been compiled on 16/08/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 321 MCIVOR ROAD, JUNORTOUN, VIC 3551

Indicative selling price

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

Price Range: \$275,000 to \$295,000

Median sale price

Median price \$505,000

House ☒

Unit ☐

Suburb JUNORTOUN

Period 01 July 2016 to 30 June 2017

Source 

Comparable property sales

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 |
|--|-----------|--------------|
| 17 ATLAS RD, JUNORTOUN, VIC 3551 | \$310,000 | 31/08/2016 |
| 3 ALBERT AVE, STRATHDALE, VIC 3550 | \$312,000 | 10/11/2016 |
| 129 RESERVOIR RD, STRATHDALE, VIC 3550 | \$285,500 | 26/04/2016 |