

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 SPRING ROAD, JUNCTION VILLAGE,

 3  2  1

Indicative Selling Price

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

Price Range: \$480,000 to \$520,000

Provided by: Glenda Ashton, Us Real Estate

MEDIAN SALE PRICE



JUNCTION VILLAGE, VIC, 3977

Suburb Median Sale Price (House)

\$440,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



19 SPRING RD, JUNCTION VILLAGE, VIC 3977

 3  2  4

Sale Price

***\$570,000**

Sale Date: 16/02/2018

Distance from Property: 251m



31 SPRING RD, JUNCTION VILLAGE, VIC 3977

 3  1  2

Sale Price

\$445,000

Sale Date: 08/08/2017

Distance from Property: 128m



26 SPRING RD, JUNCTION VILLAGE, VIC 3977

 3  1  -

Sale Price

\$430,000

Sale Date: 07/08/2017

Distance from Property: 110m



This report has been compiled on 02/03/2018 by Us Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 SPRING ROAD, JUNCTION VILLAGE, VIC 3977

Indicative selling price

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

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$440,000

House

☒

Unit

☐

Suburb

JUNCTION VILLAGE

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
19 SPRING RD, JUNCTION VILLAGE, VIC 3977	*\$570,000	16/02/2018
31 SPRING RD, JUNCTION VILLAGE, VIC 3977	\$445,000	08/08/2017
26 SPRING RD, JUNCTION VILLAGE, VIC 3977	\$430,000	07/08/2017