Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 30 Lanark Drive, Junortoun Vic 3551

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$575,000		&		\$625,000			
Median sale pi	rice							
Median price	\$680,000	Pro	operty Type	Hou	se		Suburb	Junortoun
Period - From	19/08/2020	to	18/08/2021		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	12 Inverness Dr JUNORTOUN 3551	\$630,000	29/06/2021
2	26 Inverness Dr JUNORTOUN 3551	\$630,000	12/03/2021
3	5 Knights Ct STRATHFIELDSAYE 3551	\$578,000	30/03/2021

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:

19/08/2021 13:41





Kaye Lazenby CEA (REIV) 0407 843 167 kaye@dck.com.au





Rooms: 6 Property Type: House Land Size: 612 sqm approx Agent Comments Indicative Selling Price \$575,000 - \$625,000 Median House Price 19/08/2020 - 18/08/2021: \$680,000

Comparable Properties



12 Inverness Dr JUNORTOUN 3551 (VG)



Price: \$630,000 Method: Sale Date: 29/06/2021 Property Type: House (Previously Occupied -Detached) Land Size: 726 sqm approx Agent Comments



26 Inverness Dr JUNORTOUN 3551 (REI/VG)

Agent Comments

Agent Comments



Price: \$630,000 Method: Private Sale Date: 12/03/2021 Property Type: House Land Size: 594.13 sqm approx



5 Knights Ct STRATHFIELDSAYE 3551 (REI/VG)



Price: \$578,000 Method: Private Sale Date: 30/03/2021 Property Type: House Land Size: 912 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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