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REAL ESTATE

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# Statement of Information

81 MCIVOR FOREST DRIVE, JUNORTOUN, VIC 3551

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



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Tweed Sutherland

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**81 MCIVOR FOREST DRIVE, JUNORTOUN,** 4 2 2

### Indicative Selling Price

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

**Price Range: \$499,000 to \$520,000**

Provided by: Bec Allen, Tweed Sutherland First National Real Estate

## MEDIAN SALE PRICE



**JUNORTOUN, VIC, 3551**

Suburb Median Sale Price (House)

**\$502,500**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## 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.



**33 MCIVOR FOREST DR, JUNORTOUN, VIC** 4 - -

Sale Price

**\$515,000**

Sale Date: 30/03/2017

Distance from Property: 612m



**13 PAPERBARK CRT, STRATHDALE, VIC 3550** 3 2 5

Sale Price

**\$510,000**

Sale Date: 06/06/2017

Distance from Property: 2.4km



**23 LANDALE DR, STRATHDALE, VIC 3550** 3 2 3

Sale Price

**\$515,000**

Sale Date: 31/05/2017

Distance from Property: 2.7km



This report has been compiled on 20/09/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

81 MCIVOR FOREST 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)

Price Range:

\$499,000 to \$520,000

Median sale price

Median price

\$502,500

House

X

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
33 MCIVOR FOREST DR, JUNORTOUN, VIC 3551	\$515,000	30/03/2017
13 PAPERBARK CRT, STRATHDALE, VIC 3550	\$510,000	06/06/2017
23 LANDALE DR, STRATHDALE, VIC 3550	\$515,000	31/05/2017