

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*



Unit offered for sale

Address
Including suburb or locality
and postcode

Stage 20, McIvor Forest Estate, Junortoun

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lots 4-10, 49-52 Mc Ivor Forest Estate	\$*	or range between	\$*192,500	&	\$207,500
Lot 52-54 & 56 Mc Ivor Forest Estate	\$*	or range between	\$*217,500	&	\$225,000
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price

\$195,000

Suburb or locality

Junortoun

Period - From

13/06/2018

To

13/12/2019

Source

Pricefinder

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 4-10, 49-52 Mc Ivor Forest Estate	1 5 Downing Dr, Junortoun	\$193,500	29/03/2019
	2 15 Downing Drive, Junortoun	\$ 194,500	02/04/2019
	3 13 Downing Drive, Junortoun	\$ 195,000	04/06/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 52-55 Mc Ivor Forest Estate	1 32 Arthurs Cres, Strathfieldsaye	\$220,000	15/05/2019
	2 219 Junortoun Rd, Strathfieldsaye	\$205,000	02/11/2019
	3 86 Lanark Dr, Junortoun	\$230,000	19/10/2018

This Statement of Information was prepared on: 13/12/2019