

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 31 Spring Road Junction Village

### Indicative selling price

Range between: \$420,000 to \$455,000

### Median sale price

Median Price: \$395,000     House   Suburb: Junction Village

Period - From: April 2017 Source: RP Data

### Comparable property sales

Below are the three properties sold within two kilometers 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.



#### 42 Spring Road Junction Village

3 Bed 2 Bath 4 Car

Sold \$455,000  
Date Sold 5/05/17  
Land 604 SqM



#### 53 Spring Road Junction Village

3 Bed 1 Bath 3 Car

Sold \$440,000  
Date Sold 28/04/17  
Land 639 SqM



#### 35 Glendoon Road Junction Village

3 Bed 1 Bath 3 Car

Sold \$440,000  
Date Sold 10/04/17  
Land 576 SqM