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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

14 Floreate Drive, Junortoun Vic 3551

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$995,000		&		\$1,090,000			
Median sale p	rice							
Median price	\$740,000	Pro	operty Type	Hou	se		Suburb	Junortoun
Period - From	01/04/2021	to	30/06/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	76 Homebush Dr JUNORTOUN 3551	\$1,123,000	27/08/2021
2	26 Homebush Dr JUNORTOUN 3551	\$1,100,000	24/05/2021
3	69 Domenica Dr JUNORTOUN 3551	\$975,000	20/06/2021

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:

17/09/2021 12:21



14 Floreate Drive, Junortoun Vic 3551



Marc Cox CAR (REIV) 0419 915 273 marc@dck.com.au





Property Type: House Land Size: 10,000 approx sqm approx Agent Comments Indicative Selling Price \$995,000 - \$1,090,000 Median House Price June quarter 2021: \$740,000

Comparable Properties



76 Homebush Dr JUNORTOUN 3551 (REI)



Price: \$1,123,000 Method: Sold Before Auction Date: 27/08/2021 Property Type: House Land Size: 9307.78 sqm approx Agent Comments



26 Homebush Dr JUNORTOUN 3551 (REI/VG) Agent Comments



Price: \$1,100,000 Method: Private Sale Date: 24/05/2021 Property Type: House Land Size: 10117.15 sqm approx



69 Domenica Dr JUNORTOUN 3551 (REI/VG) Agent Comments



Price: \$975,000 Method: Private Sale Date: 20/06/2021 Property Type: House Land Size: 10117.15 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



propertydata

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