

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$995,000 & \$1,090,000

### Median sale price

Median price \$740,000

Property Type House

Suburb Junortoun

Period - From 01/04/2021

to 30/06/2021

Source 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.

	Address 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



4 2 8

**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)

**Agent Comments**

5 3 2

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



26 Homebush Dr JUNORTOUN 3551 (REI/VG)

**Agent Comments**

4 2 4

**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**

4 2 2

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