

# STATEMENT OF INFORMATION

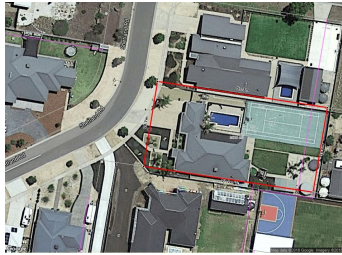
5 SHETLAND ROAD, JUNORTOUN, VIC 3551

PREPARED BY JACINTA MCIVOR, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 SHETLAND ROAD, JUNORTOUN, VIC**

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**Indicative Selling Price**

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

**Price Range: \$760,000 to \$830,000**

Provided by: Jacinta McIvor, Professionals Bendigo

## MEDIAN SALE PRICE



**JUNORTOUN, VIC, 3551**

**Suburb Median Sale Price (House)**

**\$480,000**

01 April 2017 to 31 March 2018

Provided by: 

## 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.



**8 LESLIE PL, JUNORTOUN, VIC 3551**

 4  3  5

**Sale Price**

**\$1,250,000**

Sale Date: 04/08/2017

Distance from Property: 4.3km



**34 MCCONNELL DR, JUNORTOUN, VIC 3551**

 4  2  2

**Sale Price**

**\$531,250**

Sale Date: 04/10/2017

Distance from Property: 994m



**5 BETTYS AVE, JUNORTOUN, VIC 3551**

 4  3  4

**Sale Price**

**\*\$805,000**

Sale Date: 26/04/2018

Distance from Property: 4.1km



This report has been compiled on 17/05/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [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

5 SHETLAND ROAD, 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:

\$760,000 to \$830,000

Median sale price

Median price

\$480,000

House

X

Unit


Suburb

JUNORTOUN

Period

01 April 2017 to 31 March 2018

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
8 LESLIE PL, JUNORTOUN, VIC 3551	\$1,250,000	04/08/2017
34 MCCONNELL DR, JUNORTOUN, VIC 3551	\$531,250	04/10/2017
5 BETTYS AVE, JUNORTOUN, VIC 3551	*\$805,000	26/04/2018