

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Land offered for sale

Address
Including suburb or locality
and postcode

Stage 20 Mclvor Forest Estate, Downing Drive, Junortoun, Vic 3551

Indicative selling price

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

Land e.g. One bedroom units	Single price		Lower price		Higher price
Lots 4 - 10 & lots 49 -51	\$*	or range between	\$189,500	&	\$205,000
Lots 52 -56	\$*	or range between	\$207,500	&	\$230,000

Additional entries may be included or attached as required.

Unit median sale price

Median price \$195,000

Suburb or locality Junortoun

Period - From 01/10/18

To 30/09/19

Source PDOL

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 land	Price	Date of sale
	3 Downing Dr, Junortoun, Vic 3551	\$194,500	30/04/19
	11 Downing Drive, Junortoun, Vic 3551	\$195,000	21/05/19
	18 Cadella Way, Strathfieldsaye, Vic 3551	\$204,000	24/05/19

This Statement of Information was prepared on: 24/10/19