

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

7 Kalinda Drive, Junortoun Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000

&

\$770,000

Median sale price

Median price \$611,250

Property Type House

Suburb Junortoun

Period - From 01/07/2019

to 30/06/2020

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 | 9 Botany Dr, Junortoun, Vic 3551, Australia | \$825,000 | 03/06/2019 |
| 2 | 29 Havering La STRATHFIELDSAYE 3551 | \$825,000 | 10/06/2020 |
| 3 | 19 Dino Ct JUNORTOUN 3551 | \$815,000 | 31/01/2020 |

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:

28/09/2020 16:20

7 Kalinda Drive, Junortoun Vic 3551



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



4 3 8

Property Type: House
Land Size: 10117.15 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$770,000
Median House Price
Year ending June 2020: \$611,250

Comparable Properties



9 Botany Dr, Junortoun, Vic 3551, Australia (REI)

Agent Comments

4 2 4

Price: \$825,000
Method:
Date: 03/06/2019
Property Type: House



29 Havering La STRATHFIELDSAYE 3551 (REI)

Agent Comments

5 3 4

Price: \$825,000
Method: Private Sale
Date: 10/06/2020
Rooms: 8
Property Type: House
Land Size: 12140.58 sqm approx



19 Dino Ct JUNORTOUN 3551 (REI/VG)

Agent Comments

4 2 6

Price: \$815,000
Method: Private Sale
Date: 31/01/2020
Rooms: 6
Property Type: House
Land Size: 12141 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.