

## 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 and  
postcode

42 ARGYLL DRIVE JUNORTOUN VIC 3551

### Indicative selling price

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

Single Price

or range  
between

\$755,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Junortoun

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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

13 BRUDIAN DRIVE STRATHFIELDSAYE VIC 3551	\$755,000	03-Feb-22
109 RYALLS LANE STRATHFIELDSAYE VIC 3551	\$745,000	27-Apr-23
6 CLOVER CLOSE STRATHFIELDSAYE VIC 3551	\$775,000	11-Feb-22

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: 07 August 2023


**13 BRUDIAN DRIVE  
STRATHFIELDSAYE VIC 3551**
 3  2  2

Sold Price **\$755,000** Sold Date **03-Feb-22**

Distance **3.98km**

**109 RYALLS LANE  
STRATHFIELDSAYE VIC 3551**
 3  2  2

Sold Price **\$745,000** Sold Date **27-Apr-23**

Distance **2.86km**

**6 CLOVER CLOSE  
STRATHFIELDSAYE VIC 3551**
 3  2  2

Sold Price **\$775,000** Sold Date **11-Feb-22**

Distance **2.53km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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