

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

1 Bettys Avenue, Junortoun Vic 3551

Indicative selling price

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

Single price

\$775,000

Median sale price

Median price \$475,000 House X Unit Suburb or locality Junortoun

Period - From 01/07/2017 to 30/06/2018 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 eighteen 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 Woodlea CI STRATHFIELDSAYE 3551	\$770,000	01/08/2017
2 366 Somerset Park Rd STRATHFIELDSAYE 3551	\$760,000	04/08/2017
3 5 Cooper Gr STRATHFIELDSAYE 3551	\$720,000	17/01/2018

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 eighteen months.~~

1 Bettys Avenue, Junortoun Vic 3551



Leonie Butler CEA (REIV)
(03) 5440 5025
0417 521 661
leonie@dck.com.au

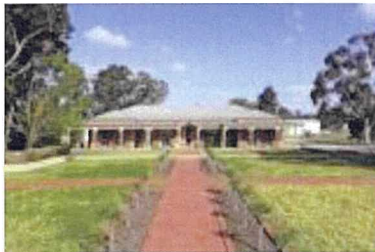
Indicative Selling Price
\$775,000

Median House Price
Year ending June 2018: \$475,000



Rooms:
Property Type: Hobby Farm < 20 ha
Land Size: 8578 sqm approx
Agent Comments

Comparable Properties



9 Woodlea CI STRATHFIELDSAYE 3551 (VG) **Agent Comments**



Price: \$770,000
Method: Sale
Date: 01/08/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4000 sqm approx



366 Somerset Park Rd STRATHFIELDSAYE 3551 (REI/VG) **Agent Comments**



Price: \$760,000
Method: Private Sale
Date: 04/08/2017
Rooms: 6
Property Type: House
Land Size: 4670 sqm approx



5 Cooper Gr STRATHFIELDSAYE 3551 (REI/VG) **Agent Comments**



Price: \$720,000
Method: Private Sale
Date: 17/01/2018
Rooms: 6
Property Type: House
Land Size: 4000 sqm approx