

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

33 Junortoun Road, Junortoun Vic 3551

Indicative selling price

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

Range between \$699,000 & \$729,000

Median sale price

Median price \$740,000

Property Type House

Suburb Junortoun

Period - From 01/01/2021

to 31/12/2021

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	100 Junortoun Rd JUNORTOUN 3551	\$740,000	10/09/2021
2	21 Heritage Ct JUNORTOUN 3551	\$680,000	11/02/2021
3	112 Junortoun Rd JUNORTOUN 3551	\$650,000	08/04/2021

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:

07/04/2022 14:55



3 2 4

Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx
Agent Comments

Indicative Selling Price
\$699,000 - \$729,000
Median House Price
Year ending December 2021: \$740,000

Comparable Properties

100 Junortoun Rd JUNORTOUN 3551 (VG)

Agent Comments

4 - -

Price: \$740,000
Method: Sale
Date: 10/09/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 9987 sqm approx



21 Heritage Ct JUNORTOUN 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$680,000
Method: Private Sale
Date: 11/02/2021
Property Type: House
Land Size: 10400 sqm approx



112 Junortoun Rd JUNORTOUN 3551 (REI/VG)

Agent Comments

3 2 6

Price: \$650,000
Method: Private Sale
Date: 08/04/2021
Property Type: House
Land Size: 10117.15 sqm approx