

# Statement of Information

## Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb or locality  
and postcode

713 Mclvor Highway, Junortoun VIC 3551

### Indicative selling price

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

LAND	Single price
Lots 1 and 5, 713 Mclvor Highway, Junortoun VIC 3551	\$470,000
Lots 2 and 3, 713 Mclvor Highway, Junortoun VIC 3551	\$490,000
Lots 4, 713 Mclvor Highway, Junortoun VIC 3551	\$460,000
Lots 6, 7, 8, 9, 10, 18, 713 Mclvor Highway, Junortoun VIC 3551	\$500,000
Lots 12 and 13, 713 Mclvor Highway, Junortoun VIC 3551	\$510,000
Lots 14, 15, 16, 713 Mclvor Highway, Junortoun VIC 3551	\$520,000

Additional entries may be included or attached as required.

### Unit median sale price

Median price \$232,000

Suburb or locality Junortoun VIC 3551

Period - From 1 Jan 2022

To 31 Dec 2022

Source CoreLogic

### Comparable property sales

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: Friday 24<sup>th</sup> March 2023