# 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 Cockateal Close, Junortoun Vic 3551

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$945,000		&		\$975,000			
Median sale pi	rice							
Median price	\$620,000	Pro	operty Type	Hou	se		Suburb	Junortoun
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	14 Regent St STRATHFIELDSAYE 3551	\$1,010,000	15/07/2019
2	5 La Valla Ct JUNORTOUN 3551	\$930,000	09/06/2020
3	21 Hampshire PI STRATHFIELDSAYE 3551	\$925,000	15/07/2020

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:

04/11/2020 11:24









Property Type: House Land Size: 10117.15 sqm approx Agent Comments Indicative Selling Price \$945,000 - \$975,000 Median House Price Year ending September 2020: \$620,000

# **Comparable Properties**



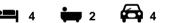
14 Regent St STRATHFIELDSAYE 3551 (REI/VG)



Price: \$1,010,000 Method: Private Sale Date: 15/07/2019 Rooms: 8 Property Type: House Land Size: 2386 sqm approx Agent Comments



5 La Valla Ct JUNORTOUN 3551 (REI/VG)



Price: \$930,000 Method: Private Sale Date: 09/06/2020 Rooms: 6 Property Type: House Land Size: 2000 sqm approx



21 Hampshire PI STRATHFIELDSAYE 3551 (REI)

Agent Comments

Agent Comments

Price: \$925,000 Method: Private Sale Date: 15/07/2020 Rooms: 6 Property Type: House Land Size: 2679 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.