

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$945,000 & \$975,000

### Median sale price

Median price \$620,000 Property Type House Suburb Junortoun

Period - From 01/10/2019 to 30/09/2020 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	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 Pl 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

1 Cockateal Close, Junortoun Vic 3551



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4 2 2

**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)**

**Agent Comments**

5 3 4

**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 15/07/2019

**Rooms:** 8

**Property Type:** House

**Land Size:** 2386 sqm approx



**5 La Valla Ct JUNORTOUN 3551 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$930,000

**Method:** Private Sale

**Date:** 09/06/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 2000 sqm approx



**21 Hampshire Pl STRATHFIELDSAYE 3551 (REI)**

**Agent Comments**

4 2 4

**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.