

Statement of Information
**Multiple residential properties located outside the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



Unit offered for sale

Address
 Including suburb or locality
 and postcode

Stage 19 Mclvor Forest Estate, Junortoun VIC 3551

Indicative selling price

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

Unit type or class

e.g. One bedroom units

	Single price		Lower price	&	Higher price
Lots 23 – 30 & Lots 41 - 48	\$*	or range between	\$185,000	&	\$203,500
	\$*	or range between		&	
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price Suburb or locality

Period - From To Source



Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
All available lots in stages 19	12 Aberdeen Drive, Junortoun, VIC 3551	\$195,000	31/05/2018
	18 Aberdeen Drive, Junortoun, VIC 3551	\$192,500	24/05/2018
	25 Aberdeen Drive, Junortoun, VIC 3551	\$188,000	17/01/2018