

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

Stage 21, Mclvor Forest Estate, Junortoun

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 9-18, 27-33 Mclvor Forest Estate	\$*	or range between	\$*180,000	&	\$195,000
	\$*	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 \$222,500 Suburb or locality Junortoun

Period - From 1/01/2019 To 31/12/2019 Source Pricefinder

Comparable property sales (*Delete A or B below as applicable)

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
1 16 Downing Dr, Junortoun	\$184,500	11/09/2019
2 4 Downing Drive, Junortoun	\$ 187,500	16/05/2019
3 18 Downing Drive, Junortoun	\$ 185,000	18/04/2019

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

OR

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: 04/02/2020