## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 9 George Terrace, Junortoun Vic 3551

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,030,000		&		\$1,080,000			
Median sale price								
Median price	\$890,000	Pro	operty Type	Hou	se		Suburb	Junortoun
Period - From	02/12/2021	to	01/12/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	76 Homebush Dr JUNORTOUN 3551	\$1,123,000	23/08/2021
2	10 Watson Dr STRATHFIELDSAYE 3551	\$1,040,000	14/04/2022
3	5 Botany Dr JUNORTOUN 3551	\$1,030,000	05/10/2022

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:

02/12/2022 11:25





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Property Type: House Agent Comments Indicative Selling Price \$1,030,000 - \$1,080,000 Median House Price 02/12/2021 - 01/12/2022: \$890,000

# **Comparable Properties**

76 Homebush Dr JUNORTOUN 3551 (REI/VG) 5  3  2 Price: \$1,123,000 Method: Sold Before Auction Date: 23/08/2021 Property Type: House (Res) Land Size: 9307.78 sqm approx	Agent Comments
10 Watson Dr STRATHFIELDSAYE 3551 (REI/VG) 5 2 3 Price: \$1,040,000 Method: Private Sale Date: 14/04/2022 Property Type: House Land Size: 4076 sqm approx	Agent Comments
5 Botany Dr JUNORTOUN 3551 (REI) 4 2 4 4 Price: \$1,030,000 Method: Private Sale Date: 05/10/2022 Property Type: House Land Size: 4046.86 sqm approx	Agent Comments

#### Account - Dungey Carter Ketterer | P: 03 5440 5000



propertydata

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