

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

9 George Terrace, Junortoun Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,030,000 & \$1,080,000

Median sale price

Median price \$890,000 Property Type House Suburb Junortoun

Period - From 02/12/2021 to 01/12/2022 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	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



4 2 9

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)

Agent Comments

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



10 Watson Dr STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments

5 2 3

Price: \$1,040,000

Method: Private Sale

Date: 14/04/2022

Property Type: House

Land Size: 4076 sqm approx



5 Botany Dr JUNORTOUN 3551 (REI)

Agent Comments

4 2 4

Price: \$1,030,000

Method: Private Sale

Date: 05/10/2022

Property Type: House

Land Size: 4046.86 sqm approx