

## 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

Lots 10 – 16 Cassinia Heights, Lanark Drive, Junortoun, VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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
Lot 10 – 13	\$267,000	or range between	\$*	&	\$
Lot 16	\$209,000	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

\$192,250

Suburb or locality

Junortoun

Period - From

29/05/2018

To

29/10/2019

Source

PDOL

### 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
Vacant Land	Lot 14 Lanark Drive, Junortoun	\$230,000	19/10/2018
	62 Lanark Drive, Junortoun	\$240,000	26/02/2019
	675 McIvor Highway, Junortoun	\$245,000	11/07/2018