

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Redwood Court Junction Village VIC 3977

Indicative selling price

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

Single Price

or range
between

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,196

Property type

House

Suburb

Junction Village

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

2 Glendoon Road Junction Village VIC 3977	\$625,000	15-Apr-21
49 Spring Road Junction Village VIC 3977	\$576,393	27-Apr-21
7 Craig Road Junction Village VIC 3977	\$620,000	14-Mar-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 September 2021



OBrien Real Estate

Brent Day

P 0421085092

M 0421085092

E Brent.day@obrienrealestate.com.au



2 Glendoon Road Junction Village VIC 3977

3 2 5

Sold Price

\$625,000

Sold Date

15-Apr-21

Distance

0.13km



49 Spring Road Junction Village VIC 3977

3 1 2

Sold Price

\$576,393

Sold Date

27-Apr-21

Distance

0.14km



7 Craig Road Junction Village VIC 3977

3 2 2

Sold Price

\$620,000

Sold Date

14-Mar-21

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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