

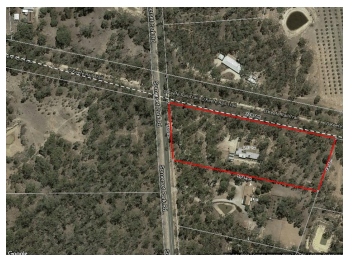
STATEMENT OF INFORMATION

59 SOMERSET PARK ROAD, JUNORTOUN, VIC 3551
PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



59 SOMERSET PARK ROAD, JUNORTOUN,  5  2  2

Indicative Selling Price

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

Price Range: \$535,000 to \$545,000

Provided by: Kylee McCalman, Professionals Bendigo

MEDIAN SALE PRICE



JUNORTOUN, VIC, 3551

Suburb Median Sale Price (House)

\$505,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



5 WOODLEA CL, STRATHFIELDSAYE, VIC 3551

 4  2  2

Sale Price

\$521,000

Sale Date: 30/03/2017

Distance from Property: 2.8km



61 POPES RD, JUNORTOUN, VIC 3551

 4  2  5

Sale Price

\$540,000

Sale Date: 02/12/2016

Distance from Property: 1.4km



45 SOMERSET PARK RD, JUNORTOUN, VIC

 3  2  3

Sale Price

\$512,500

Sale Date: 12/08/2016

Distance from Property: 162m



This report has been compiled on 25/08/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

59 SOMERSET PARK ROAD, JUNORTOUN, VIC 3551

Indicative selling price

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

Price Range:

\$535,000 to \$545,000

Median sale price

Median price

\$505,000

House

X

Unit


Suburb

JUNORTOUN

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
5 WOODLEA CL, STRATHFIELDSAYE, VIC 3551	\$521,000	30/03/2017
61 POPES RD, JUNORTOUN, VIC 3551	\$540,000	02/12/2016
45 SOMERSET PARK RD, JUNORTOUN, VIC 3551	\$512,500	12/08/2016