

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

31 Largo Circuit, Junction Village Vic 3977

Indicative selling price

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

Range between

\$660,000

&

\$720,000

Median sale price

Median price

\$717,000

Property Type

House

Suburb

Junction Village

Period - From

01/10/2023

to

30/09/2024

Source

REIV

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 six 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	25 Cortula Rd CRANBOURNE EAST 3977	\$820,000	03/11/2024
2	26 Omeara Cr CRANBOURNE EAST 3977	\$715,000	22/10/2024
3	28 Gwenton Av CRANBOURNE EAST 3977	\$720,000	04/10/2024

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 six months.~~

This Statement of Information was prepared on:

15/01/2025 09:43



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  2

Property Type: House
Land Size: 512 sqm approx
 Agent Comments

Indicative Selling Price
 \$660,000 - \$720,000
Median House Price
 Year ending September 2024: \$717,000

Comparable Properties

25 Cortula Rd CRANBOURNE EAST 3977 (REI)

Agent Comments

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  2

Price: \$820,000
Method:
Date: 03/11/2024
Property Type: House



26 Omeara Cr CRANBOURNE EAST 3977 (REI/VG)

Agent Comments

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  2

Price: \$715,000
Method: Private Sale
Date: 22/10/2024
Property Type: House
Land Size: 298 sqm approx



28 Gwenton Av CRANBOURNE EAST 3977 (REI/VG)

Agent Comments

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  2

Price: \$720,000
Method: Private Sale
Date: 04/10/2024
Property Type: House
Land Size: 351 sqm approx

Account - VICPROP



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