

Statement of Information
**Multiple residential properties located outside the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



Unit offered for sale

Address
 Including suburb or locality
 and postcode

Stage 18 Mclvor Forest Estate, Junortoun VIC 3551

Indicative selling price

For the meaning of this price see 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
Lots 48 - 52	\$*	or range between	\$169,950	&	\$179,950
	\$*	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 \$186,500

Suburb or locality JUNORTOUN

Period - From 01/10/2017

To 30/09/2018

Source Price Finder

Comparable property sales

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
All available lots in stages 18	61 Lanark Drive, Junortoun	\$175,000	14/09/2018
	38 McConnell Drive, Junortoun	\$170,000	13/08/2018
	43 Lanark Drive, Junortoun	\$175,000	09/07/2018