





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 10 LESLIE PLACE, JUNORTOUN, VIC 3551 🕮 4 🕒 2 😂 3

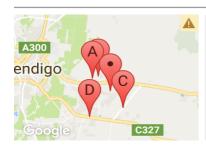
#### **Indicative Selling Price**

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

Single Price: \$619,000

Provided by: Meg Guzzo, Bendigo Property Plus

### **MEDIAN SALE PRICE**



# JUNORTOUN, VIC, 3551

**Suburb Median Sale Price (House)** 

\$541,500

01 January 2017 to 31 December 2017

Provided by: **pricefinder** 

## **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.



## 41 POPES RD, JUNORTOUN, VIC 3551







Sale Price

\$622,500

Sale Date: 22/09/2017

Distance from Property: 2.4km





## 2 DATSON PL, JUNORTOUN, VIC 3551







Sale Price

## **Price Withheld**

Sale Date: 20/06/2017

Distance from Property: 2.1km





345 LONGLEA LANE, LONGLEA, VIC 3551







**Sale Price** 

# **Price Withheld**

Sale Date: 18/12/2017

Distance from Property: 2.4km







# 187 COOMOORA CCT, STRATHFIELDSAYE, VIC 🕮 4 🕒 2 🚓 2

**\$4.5 \$4.5 \$4.5 \$4.5 \$4.5 \$5.0000 \$5.00000 \$5.00000 \$5.00000 \$5.00000 \$5.** 

Distance from Property: 3.7km



# 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	10 LESLIE PLACE, JUNORTOUN, VIC 3551
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## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoti	ng
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Single Price:	\$619,000

# Median sale price

Median price	\$541,500	House	Χ	Unit	s	Suburb	JUNORTOUN
Period	01 January 2017 to 31 December 2017		Source		p	ricefinder	

## 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
41 POPES RD, JUNORTOUN, VIC 3551	\$622,500	22/09/2017
2 DATSON PL, JUNORTOUN, VIC 3551	Price Withheld	20/06/2017
345 LONGLEA LANE, LONGLEA, VIC 3551	Price Withheld	18/12/2017
187 COOMOORA CCT, STRATHFIELDSAYE, VIC 3551	*\$695,000	16/11/2017