

# STATEMENT OF INFORMATION

10 LESLIE PLACE, JUNORTOUN, VIC 3551

PREPARED BY MEG GUZZO, BENDIGO PROPERTY PLUS, PHONE: 0401553987



## 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](http://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: 

## 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**  4  2  2

Sale Price

**\$622,500**

Sale Date: 22/09/2017

Distance from Property: 2.4km



**2 DATSON PL, JUNORTOUN, VIC 3551**  4  2  2

Sale Price

**Price Withheld**

Sale Date: 20/06/2017

Distance from Property: 2.1km



**345 LONGLEA LANE, LONGLEA, VIC 3551**  5  2  12

Sale Price

**Price Withheld**

Sale Date: 18/12/2017

Distance from Property: 2.4km



This report has been compiled on 16/01/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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187 COOMOORA CCT, STRATHFIELDSAYE, VIC



4



2



2

Sale Price

**\*\$695,000**

Sale Date: 16/11/2017

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

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$619,000

Median sale price

Median price

\$541,500

House

X

Unit


Suburb

JUNORTOUN

Period

01 January 2017 to 31 December 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
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