

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

7 Stirling Avenue, Junortoun

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$800,000

&

\$880,000

### Median sale price

Median price

\$ 745,000

Property type

Residential

Suburb

Junortoun

Period - From

25<sup>th</sup> June 2020

to

25<sup>th</sup> June 2021

Source

Realestate.com

### 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
157 McIvor Forest Drive, Junortoun	\$895,000	18.12.2020
18 McIvor Forest Drive, Junortoun	\$882,500	04.12.2020
53 Turners Road, Junortoun	\$855,000	17.11.2020

This Statement of Information was prepared on: 03.09.2021