

# 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

20 Heritage Court, Junortoun Vic 3551

### Indicative selling price

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

Range between \$575,000

&

\$595,000

### Median sale price

Median price \$562,500

Property Type House

Suburb Junortoun

Period - From 10/12/2018

to

09/12/2019

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	9 Orchard Dr STRATHFIELDSAYE 3551	\$600,000	03/10/2019
2	7 Leslie Pl JUNORTOUN 3551	\$600,000	27/08/2018
3	71 Osborne La STRATHFIELDSAYE 3551	\$595,000	25/09/2019

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

10/12/2019 09:15



4 2 4

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 10000 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$575,000 - \$595,000  
**Median House Price**  
10/12/2018 - 09/12/2019: \$562,500

## Comparable Properties



9 Orchard Dr STRATHFIELDSAYE 3551 (REI)

Agent Comments

4 2 4

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 03/10/2019  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 4800 sqm approx



7 Leslie Pl JUNORTOUN 3551 (REI/VG)

Agent Comments

4 2 2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 27/08/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 8093.72 sqm approx



71 Osborne La STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments

5 2 2

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 25/09/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 12140.58 sqm approx