

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



112 JUNORTOUN ROAD, JUNORTOUN, VIC 🕮 3 🕒 2 🚓 4







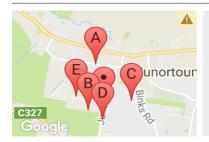
Indicative Selling Price

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

Price Range:

\$470,000 to \$520,000

MEDIAN SALE PRICE



JUNORTOUN, VIC, 3551

Suburb Median Sale Price (House)

\$497,500

01 October 2016 to 30 September 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.



140 TROTTING TCE, JUNORTOUN, VIC 3551







Sale Price

\$490,000

Sale Date: 17/05/2016

Distance from Property: 1.2km





61 TURNERS RD, JUNORTOUN, VIC 3551









Sale Price

\$477,500

Sale Date: 18/03/2015

Distance from Property: 445m





5 LORIKEET DR, JUNORTOUN, VIC 3551







Sale Price

*\$543,000

Sale Date: 09/08/2017

Distance from Property: 745m







145 JUNORTOUN RD, STRATHFIELDSAYE, VIC 🚊 4 🕒 1 😓 2







Sale Price

*\$465,000

Sale Date: 19/07/2017

Distance from Property: 441m





27 BRAESIDE DR, JUNORTOUN, VIC 3551







Sale Price

\$500,000

Sale Date: 04/03/2015





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 | 112 JUNORTOUN ROAD, JUNORTOUN, VIC 3551 |
|---|---|
|---|---|

Indicative selling price

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

Price Range: \$470,000 to \$520,000

Median sale price

| Median price | \$497,500 | House X | Unit | Suburb | JUNORTOUN |
|--------------|--------------------------------------|---------|--------|--------|------------|
| Period | 01 October 2016 to 30 September 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 |
|---|------------|--------------|
| 140 TROTTING TCE, JUNORTOUN, VIC 3551 | \$490,000 | 17/05/2016 |
| 61 TURNERS RD, JUNORTOUN, VIC 3551 | \$477,500 | 18/03/2015 |
| 5 LORIKEET DR, JUNORTOUN, VIC 3551 | *\$543,000 | 09/08/2017 |
| 145 JUNORTOUN RD, STRATHFIELDSAYE, VIC 3551 | *\$465,000 | 19/07/2017 |



| 27 BRAESIDE DR, JUNORTOUN, VIC 3551 \$500,000 04/03/2015 | 27 BRAESIDE DR, JUNORTOUN, VIC 3551 | \$500,000 | 04/03/2015 |
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|--|-------------------------------------|-----------|------------|

