

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: 

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 TROTTER TCE, JUNORTOUN, VIC 3551  3  2  4

Sale Price

\$490,000

Sale Date: 17/05/2016

Distance from Property: 1.2km



61 TURNERS RD, JUNORTOUN, VIC 3551  3  2  6

Sale Price

\$477,500

Sale Date: 18/03/2015

Distance from Property: 445m



5 LORIKEET DR, JUNORTOUN, VIC 3551  4  2  5

Sale Price

***\$543,000**

Sale Date: 09/08/2017

Distance from Property: 745m



This report has been compiled on 05/10/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



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

 **4**  **2**  **5**

Sale Price

\$500,000

Sale Date: 04/03/2015

Distance from Property: 764m



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



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
-------------------------------------	-----------	------------