

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 andpostcode

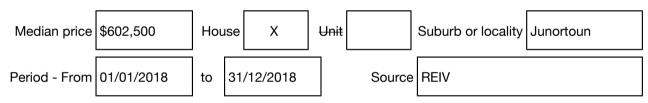
72 Mcivor Forest Drive, Junortoun Vic 3551

Indicative selling price

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

| Range between | \$740,000 | & | \$780,000 |
|---------------|-----------|---|-----------|
| Range between | \$740,000 | & | \$780,000 |

Median sale price



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 eighteen 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 | 1 Bettys Av JUNORTOUN 3551 | \$770,000 | 04/09/2018 |
| 2 | 8 Adelle Ct STRATHDALE 3550 | \$750,000 | 01/06/2018 |
| 3 | 33 Homebush Dr JUNORTOUN 3551 | \$735,000 | 28/11/2018 |

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 eighteen months.

Account - Dungey Carter Ketterer | P: 03 5440 5000

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Land Land Size: 1215 sqm approx Agent Comments

Indicative Selling Price \$740,000 - \$780,000 Median House Price Year ending December 2018: \$602,500

Comparable Properties



Price: \$770,000 Method: Private Sale Date: 04/09/2018 Rooms: 6 Property Type: House

1 Bettys Av JUNORTOUN 3551 (REI/VG)





Land Size: 8584 sqm approx

8 Adelle Ct STRATHDALE 3550 (REI/VG)

2

x) 5

Agent Comments

Agent Comments

Price: \$750,000 Method: Private Sale Date: 01/06/2018 Rooms: 6 Property Type: House Land Size: 1233 sqm approx

1 4



33 Homebush Dr JUNORTOUN 3551 (REI/VG) Agent Comments



Price: \$735,000 Method: Private Sale Date: 28/11/2018 Rooms: 6 Property Type: House Land Size: 6613 sqm approx

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