

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

14 Jacaranda Court, Junortoun Vic 3551

Indicative selling price

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

Range between \$549,000

&

\$579,000

Median sale price

Median price \$510,000

House

X

Unit

Suburb or locality

Junortoun

Period - From 01/10/2017

to

30/09/2018

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 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	140 Turners Rd STRATHFIELDSAYE 3551	\$575,000	11/04/2018
2	20 Jacaranda Ct JUNORTOUN 3551	\$565,000	05/08/2017
3	59 Somerset Park Rd JUNORTOUN 3551	\$540,000	13/09/2017

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.

14 Jacaranda Court, Junortoun Vic 3551



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Indicative Selling Price

\$549,000 - \$579,000

Median House Price

Year ending September 2018: \$510,000



Rooms:

Property Type: Hobby Farm < 20 ha

Land Size: 20000 sqm approx

Agent Comments

Comparable Properties



140 Turners Rd STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 11/04/2018

Rooms: 11

Property Type: House

Land Size: 20000 sqm approx



20 Jacaranda Ct JUNORTOUN 3551 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 05/08/2017

Rooms: 8

Property Type: House

Land Size: 4046 sqm approx



59 Somerset Park Rd JUNORTOUN 3551 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 13/09/2017

Rooms: 6

Property Type: House

Land Size: 20000 sqm approx