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	307 Bennetts Road, Junortoun Vic 3551

Indicative selling price

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

Single price	$829,000

Median sale price

Median price	$665,000	Property Type	House	Suburb	Junortoun
Period - From	01/10/2018	to	30/09/2019	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 Botany Dr JUNORTOUN 3551	$825,000	03/06/2019
2	6 Leslie Pl JUNORTOUN 3551	$810,000	19/12/2018
3	2 La Valla Ct JUNORTOUN 3551	$795,000	24/10/2018

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 18 months.~~

This Statement of Information was prepared on:	06/01/2020 14:25

CONSUMER AFFAIRS VICTORIA

307 Bennetts Road, Junortoun Vic 3551

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Property Type:

Agent Comments

Indicative Selling Price
$829,000
Median House Price
Year ending September 2019: $665,000

Comparable Properties

	9 Botany Dr JUNORTOUN 3551 (REI) 🛏 4 🛁 2 🚗 4 **Price:** $825,000 **Method:** Private Sale **Date:** 03/06/2019 **Rooms:** 15 **Property Type:** House	**Agent Comments**

9 Botany Dr JUNORTOUN 3551 (REI)

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Agent Comments

Price: $825,000
Method: Private Sale
Date: 03/06/2019
Rooms: 15
Property Type: House

6 Leslie Pl JUNORTOUN 3551 (REI/VG)

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Agent Comments

Price: $810,000
Method: Private Sale
Date: 19/12/2018
Rooms: 6
Property Type: House
Land Size: 10000 sqm approx

2 La Valla Ct JUNORTOUN 3551 (REI/VG)

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Agent Comments

Price: $795,000
Method: Private Sale
Date: 24/10/2018
Rooms: 6
Property Type: House
Land Size: 2004 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000

REIV   **propertydata** .com.au