# 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 27 ROXBURGH CRESCENT, JUNORTOUN, VIC 3551

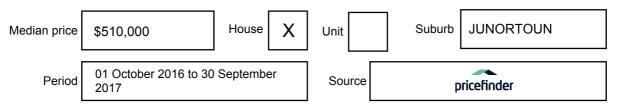
## Indicative selling price

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

Price Range:

\$450,000 to \$495,000

### Median sale price



#### **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
27 LANARK DR, JUNORTOUN, VIC 3551	\$485,000	11/06/2017
95 MCIVOR FOREST DR, JUNORTOUN, VIC 3551	\$490,000	30/08/2016
30 MCCONNELL DR, JUNORTOUN, VIC 3551	\$480,000	01/05/2017