

## 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](http://consumer.vic.gov.au/underquoting)

Price Range:

\$450,000 to \$495,000

### Median sale price

Median price

\$510,000

House

☒

Unit

☐

Suburb

JUNORTOUN

Period

01 October 2016 to 30 September 2017

Source

pricfinder

### 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   |