

# 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

3 Stirling Avenue, Junortoun Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$595,000

### 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	20 Aberdeen Dr JUNORTOUN 3551	\$570,000	12/12/2018
2	10 Mcconnell Dr JUNORTOUN 3551	\$560,000	12/02/2019
3	3 Mcconnell Dr JUNORTOUN 3551	\$550,000	17/07/2018

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:

01/11/2019 14:12

3 Stirling Avenue, Junortoun Vic 3551



**JanelleStevens**  
PROPERTY

Janelle Stevens

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**Indicative Selling Price**

\$550,000 - \$595,000

**Median House Price**

Year ending September 2019: \$665,000



4 -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 902 sqm approx

Agent Comments

## Comparable Properties

20 Aberdeen Dr JUNORTOUN 3551 (VG)

Agent Comments

4 -

**Price:** \$570,000

**Method:** Sale

**Date:** 12/12/2018

**Property Type:** House (Res)

**Land Size:** 901 sqm approx

10 Mcconnell Dr JUNORTOUN 3551 (VG)

Agent Comments

4 -

**Price:** \$560,000

**Method:** Sale

**Date:** 12/02/2019

**Property Type:** House (Res)

**Land Size:** 801 sqm approx

3 Mcconnell Dr JUNORTOUN 3551 (VG)

Agent Comments

4 -

**Price:** \$550,000

**Method:** Sale

**Date:** 17/07/2018

**Property Type:** House (Res)

**Land Size:** 740 sqm approx

Account - Janelle Stevens Property



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.