

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

35 Cassinia Drive, 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

\$625,000 & \$650,000

Median sale price

Median Price

\$495,000

House

☒

Suburb  
or locality

Junortoun

Period - From

Jan 2019

 to 

May 2019

Source

Pricefinder

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 |
|-----------------------------------|-----------|--------------|
| 1 45 Ridge Rd, Junortoun VIC 3551 | \$675,000 | 20/09/2018   |
| 2 4 Villa Tce, Junortoun VIC 3551 | \$615,000 | 30/07/2018   |
| 3 7 Leslie Pl, Junortoun VIC 3551 | \$600,000 | 27/08/2018   |