

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

1 Cockateal Close, Junortoun Vic 3551

Indicative selling price

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

Range between \$849,000 & \$869,000

Median sale price

Median price \$607,500

Property Type House

Suburb Junortoun

Period - From 01/10/2019

to 31/12/2019

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	6 Claremont Tce STRATHDALE 3550	\$875,000	12/02/2020
2	6 Leslie Pl JUNORTOUN 3551	\$810,000	19/12/2018
3	9 Botany Dr JUNORTOUN 3551	\$795,000	22/05/2019

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:

25/02/2020 14:40



4 2 2

Property Type: house
Land Size: 10100 sqm approx
Agent Comments

Indicative Selling Price
\$849,000 - \$869,000
Median House Price
December quarter 2019: \$607,500

Comparable Properties



6 Claremont Tce STRATHDALE 3550 (REI)

Agent Comments

4 2 3

Price: \$875,000
Method: Private Sale
Date: 12/02/2020
Rooms: 6
Property Type: House
Land Size: 1052 sqm approx



6 Leslie Pl JUNORTOUN 3551 (REI/VG)

Agent Comments

4 2 2

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



9 Botany Dr JUNORTOUN 3551 (VG)

Agent Comments

4 - -

Price: \$795,000
Method: Sale
Date: 22/05/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 8127 sqm approx