

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 and
postcode

85 MCIVOR FOREST DRIVE JUNORTOUN VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$985,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Junortoun

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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

44 ARGYLL DRIVE JUNORTOUN VIC 3551	\$950,000	03-Jul-24
776 STRATHFIELDSAYE ROAD STRATHFIELDSAYE VIC 3551	\$972,000	25-Jan-24
119 OSBORNE LANE STRATHFIELDSAYE VIC 3551	\$960,000	20-Dec-24

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: 16 January 2025



**44 ARGYLL DRIVE JUNORTOUN
VIC 3551**

4 2 4

Sold Price **\$950,000** Sold Date **03-Jul-24**

Distance **0.64km**



**776 STRATHFIELDSAYE ROAD
STRATHFIELDSAYE VIC 3551**

4 2 4

Sold Price **\$972,000** Sold Date **25-Jan-24**

Distance **1.72km**



**119 OSBORNE LANE
STRATHFIELDSAYE VIC 3551**

4 2 2

Sold Price ^{RS} **\$960,000** Sold Date **20-Dec-24**

Distance **2.12km**

RS = Recent sale

UN = Undisclosed Sale

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