

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

166 Bennetts Road, Junortoun Vic 3551

Indicative selling price

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

Range between \$495,000 & \$525,000

Median sale price

Median price \$577,500

Property Type House

Suburb Junortoun

Period - From 20/11/2018

to 19/11/2019

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	11 Elizabeth Dr STRATHFIELDSAYE 3551	\$525,000	05/12/2018
2	90 Sullivans Rd STRATHFIELDSAYE 3551	\$520,000	13/03/2019
3	54 Ryalls La STRATHFIELDSAYE 3551	\$510,000	02/09/2019

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:

20/11/2019 14:14



2 -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20000 sqm approx

Agent Comments

Indicative Selling Price:

\$495,000 - \$525,000

Median House Price:

20/11/2018 - 19/11/2019: \$577,500

Comparable Properties

11 Elizabeth Dr STRATHFIELDSAYE 3551 (VG) Agent Comments

3 - -

Price: \$525,000

Method: Sale

Date: 05/12/2018

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4100 sqm approx

90 Sullivans Rd STRATHFIELDSAYE 3551 (VG) Agent Comments

4 - -

Price: \$520,000

Method: Sale

Date: 13/03/2019

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6014 sqm approx



54 Ryalls La STRATHFIELDSAYE 3551 (VG) Agent Comments

3 - -

Price: \$510,000

Method: Sale

Date: 02/09/2019

Property Type: House (Res)

Land Size: 3930 sqm approx