

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

Argyll Drive, Junortoun Vic 3551

Indicative selling price

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

Range between \$192,500 & \$195,000

Median sale price

Median price \$199,250

Property Type Vacant land

Suburb Junortoun

Period - From 10/06/2019 to 09/06/2020

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	3 Downing Dr JUNORTOUN 3551	\$194,500	30/04/2019
2	15 Downing Dr JUNORTOUN 3551	\$194,500	02/04/2019
3	5 Downing Dr JUNORTOUN 3551	\$193,500	29/03/2019

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:

10/06/2020 20:46



Property Type:

Agent Comments

Indicative Selling Price

\$192,500 - \$195,000

Median Land Price

10/06/2019 - 09/06/2020: \$199,250

Comparable Properties

3 Downing Dr JUNORTOUN 3551 (VG)

Agent Comments



Price: \$194,500

Method: Sale

Date: 30/04/2019

Property Type: Land

15 Downing Dr JUNORTOUN 3551 (VG)

Agent Comments



Price: \$194,500

Method: Sale

Date: 02/04/2019

Property Type: Land

5 Downing Dr JUNORTOUN 3551 (VG)

Agent Comments



Price: \$193,500

Method: Sale

Date: 29/03/2019

Property Type: Land