

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

19 MCCONNELL 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

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$894,000

Property type

House

Suburb

Junortoun

Period-from

01 Sep 2022

to

31 Aug 2023

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

11 ABERDEEN DRIVE JUNORTOUN VIC 3551	\$900,000	03-Apr-23
20 MCCONNELL DRIVE JUNORTOUN VIC 3551	\$950,000	24-Oct-22
145 MCIVOR FOREST DRIVE JUNORTOUN VIC 3551	\$916,000	17-Nov-22

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: 18 September 2023

Melinda Goggin
P 5442 1422
M 0438 021 807
E melindag@goggin.com.au



**11 ABERDEEN DRIVE JUNORTOUN
VIC 3551**

4 2 3

Sold Price

\$900,000

Sold Date **03-Apr-23**

Distance **0.67km**



**20 MCCONNELL DRIVE
JUNORTOUN VIC 3551**

4 2 2

Sold Price

\$950,000

Sold Date **24-Oct-22**

Distance **0.06km**



**145 MCIVOR FOREST DRIVE
JUNORTOUN VIC 3551**

4 2 2

Sold Price

\$916,000

Sold Date **17-Nov-22**

Distance **0.29km**



**34 ARGYLL DRIVE JUNORTOUN
VIC 3551**

4 2 2

Sold Price

\$920,000

Sold Date **09-May-23**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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