

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

4 Stirling Avenue, Junortoun Vic 3551

Indicative selling price

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

Range between \$830,000

&

\$860,000

Median sale price

Median price \$882,300

Property Type House

Suburb Junortoun

Period - From 01/07/2023

to 30/09/2023

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	17 Downing Dr JUNORTOUN 3551	\$870,000	08/03/2023
2	21 McIvor Forest Dr JUNORTOUN 3551	\$865,000	22/02/2023
3	11 Stirling Av JUNORTOUN 3551	\$861,000	19/07/2022

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:

13/11/2023 08:55

4 Stirling Avenue, Junortoun Vic 3551



Leonie Butler CEA (REIV)
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4 2 2

Property Type: House
Land Size: 900 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$860,000
Median House Price
September quarter 2023: \$882,300

Comparable Properties



17 Downing Dr JUNORTOUN 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$870,000
Method: Private Sale
Date: 08/03/2023
Property Type: House
Land Size: 846 sqm approx



21 McIvor Forest Dr JUNORTOUN 3551 (REI/VG)

Agent Comments

4 2 3

Price: \$865,000
Method: Private Sale
Date: 22/02/2023
Property Type: House
Land Size: 901 sqm approx



11 Stirling Av JUNORTOUN 3551 (REI/VG)

Agent Comments

4 2 3

Price: \$861,000
Method: Private Sale
Date: 19/07/2022
Property Type: House
Land Size: 898 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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