#### Statement of Information

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Median price \$882,300

Period - From 01/07/2023

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Suburb Junortoun

Source REIV

Property offered	a for sale			
Ado Including subu locality and post	ırb or	Total mig / Worldo, Garlottodii Vio Goo i		
Indicative sellin	g price			
For the meaning o	f this price see co	nsumer.vic.gov.	au/underquoting	
Range between	\$830,000	&	\$860,000	
Median sale pri	ce			

## 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.

Property Type | House

30/09/2023

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

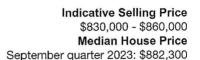
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	13/11/2023 08:55





Leonie Butler CEA (REIV) 0417 521 661 leonie@dck.com.au





### **4** 🟣 2 🛱

Property Type: House Land Size: 900 sqm approx

Agent Comments

## Comparable Properties



17 Downing Dr JUNORTOUN 3551 (REI/VG)

4

2

**A** 2

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



21 McIvor Forest Dr JUNORTOUN 3551

(REI/VG)

4

*A* 

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



11 Stirling Av JUNORTOUN 3551 (REI/VG)

4

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

Account - Dungey Carter Ketterer | P: 03 5440 5000





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