

# 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

3 Leslie Place, Junortoun Vic 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,350,000

### Median sale price

Median price \$665,000

Property Type House

Suburb Junortoun

Period - From 01/10/2018

to 30/09/2019

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 eighteen 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	1 Simmie Ct JUNORTOUN 3551	\$1,200,000	31/10/2019
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

25/11/2019 11:26



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**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 6907 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,350,000  
**Median House Price**  
Year ending September 2019: \$665,000

## Comparable Properties



**1 Simmie Ct JUNORTOUN 3551 (REI)**

Agent Comments

4   3   6

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 31/10/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 7284.35 sqm approx

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 eighteen months.