

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

33 Homebush Drive, Junortoun Vic 3551

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$510,000 House X Unit Suburb or locality Junortoun

Period - From 01/10/2017 to 30/09/2018 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	5 Cooper Gr STRATHFIELDSAYE 3551	\$720,000	17/01/2018
2	210 Sullivans Rd STRATHFIELDSAYE 3551	\$710,000	15/05/2017
3	45 Ridge Rd JUNORTOUN 3551	\$675,000	20/09/2018

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.

33 Homebush Drive, Junortoun Vic 3551



Kaye Lazenby CEA (REIV)
5440 5010
0407 843 167
kaye@dck.com.au

Indicative Selling Price

\$690,000 - \$740,000

Median House Price

Year ending September 2018: \$510,000



4 1 2

Rooms:

Property Type: House

Land Size: 6531 sqm approx

Agent Comments

Comparable Properties



5 Cooper Gr STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments

4 2 4

Price: \$720,000

Method: Private Sale

Date: 17/01/2018

Rooms: 6

Property Type: House

Land Size: 4000 sqm approx



210 Sullivans Rd STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments

5 3 2

Price: \$710,000

Method: Private Sale

Date: 15/05/2017

Rooms: 8

Property Type: House

Land Size: 4047 sqm approx



45 Ridge Rd JUNORTOUN 3551 (REI/VG)

Agent Comments

5 2 4

Price: \$675,000

Method: Private Sale

Date: 20/09/2018

Rooms: 8

Property Type: House

Land Size: 10117 sqm approx