

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

343 Somerset Park Road, Junortoun Vic 3551

Indicative selling price

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

Single price \$649,500

Median sale price

Median price \$510,000 House ☒ 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	207 Sullivans Rd STRATHFIELDSAYE 3551	\$637,500	18/06/2018
2	3 Jean Alice Dr JUNORTOUN 3551	\$627,500	23/08/2018
3	7 Leslie Pl JUNORTOUN 3551	\$600,000	27/08/2018

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.

343 Somerset Park Road, Junortoun Vic 3551



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Indicative Selling Price
\$649,500

Median House Price
Year ending September 2018: \$510,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 10000 sqm approx

Agent Comments

Comparable Properties



207 Sullivans Rd STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments



Price: \$637,500

Method: Private Sale

Date: 18/06/2018

Rooms: 8

Property Type: House

Land Size: 4130 sqm approx



3 Jean Alice Dr JUNORTOUN 3551 (VG)

Agent Comments



Price: \$627,500

Method: Sale

Date: 23/08/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx



7 Leslie Pl JUNORTOUN 3551 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 27/08/2018

Rooms: 6

Property Type: House

Land Size: 8093.72 sqm approx