

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

		Section 47 A	ir of the Estate	Agents Act 1960
Property offered for	sale			
Address Including suburb or locality andpostcode	5 William Court, Junortoun V	ic 3551		
Indicative selling price	ce			
For the meaning of this p	orice see consumer.vic.gov.au	u/underquoting		
Range between \$580,		\$605,000		
Median sale price				
Median price \$602,50	House X	Unit	Suburb or locality	Junortoun
Period - From 01/01/2	to 31/12/2018	Source	REIV	
Comparable property	/ sales (*Delete A or B bel	low as applicat	ole)	

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	30 Binks Rd JUNORTOUN 3551	\$575,000	27/05/2018
2	140 Turners Rd STRATHFIELDSAYE 3551	\$575,000	11/04/2018
3	6 Cooper Gr STRATHFIELDSAYE 3551	\$550,000	18/12/2017

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.

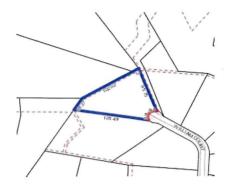
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Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 8377 sqm approx

Agent Comments

Indicative Selling Price \$580,000 - \$605,000 Median House Price Year ending December 2018: \$602,500

Comparable Properties

30 Binks Rd JUNORTOUN 3551 (VG)

4



Price: \$575,000 Method: Sale Date: 27/05/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10100 sqm approx

Agent Comments

Agent Comments



140 Turners Rd STRATHFIELDSAYE 3551

(REI/VG)





Price: \$575,000 Method: Private Sale Date: 11/04/2018 Rooms: 11

Property Type: House

Land Size: 20000 sqm approx

Agent Comments



6 Cooper Gr STRATHFIELDSAYE 3551

(REI/VG)





Price: \$550,000 Method: Private Sale Date: 18/12/2017 Rooms: 6

Property Type: House Land Size: 3976 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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