

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	5 William Court, Junortoun Vic 3551
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Indicative selling price

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

Range between	\$580,000	&	\$605,000
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Median sale price

Median price	\$602,500	House	X	Unit		Suburb or locality	Junortoun
Period - From	01/01/2018	to	31/12/2018	Source	REIV		

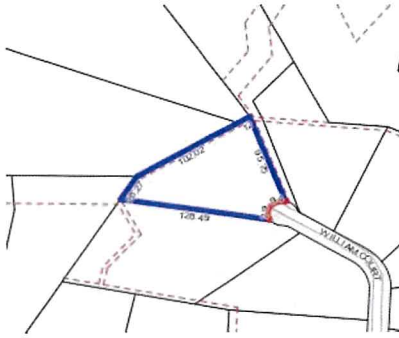
Comparable property sales (*Delete A or B below as applicable)

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	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.~~



4 - -

Rooms:

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)

Agent Comments

4 - -

Price: \$575,000

Method: Sale

Date: 27/05/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10100 sqm approx



140 Turners Rd STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments

3 2 2

Price: \$575,000

Method: Private Sale

Date: 11/04/2018

Rooms: 11

Property Type: House

Land Size: 20000 sqm approx



6 Cooper Gr STRATHFIELDSAYE 3551 (REI/VG)

Agent Comments

4 2 6

Price: \$550,000

Method: Private Sale

Date: 18/12/2017

Rooms: 6

Property Type: House

Land Size: 3976 sqm approx