

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	7 Leslie Place, Junortoun Vic 3551
---	------------------------------------

Indicative selling price

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

Single price	\$595,000
--------------	-----------

Median sale price

Median price	\$475,000	House	X	Unit		Suburb or locality	Junortoun
Period - From	01/07/2017	to	30/06/2018	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	1 Braeside Dr JUNORTOUN 3551	\$600,000	01/03/2017
2	285 Atlas Rd JUNORTOUN 3551	\$580,000	14/03/2017
3	34 Braeside Dr JUNORTOUN 3551	\$570,000	29/08/2017

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.~~

Indicative Selling Price
\$595,000
Median House Price
Year ending June 2018: \$475,000

Rooms: 0
Land Size: 6002 sqm approx

Property Type: Land
Agent Comments



Comparable Properties

1 Braeside Dr JUNNORTOUN 3551 (REI/VG)

Agent Comments

Rooms: 6
Date: 01/03/2017
Method: Private Sale
Price: \$600,000

Property Type: House
Land Size: 4046 sqm approx



285 Atlas Rd JUNNORTOUN 3551 (REI/VG)

Agent Comments

Rooms: 6
Date: 14/03/2017
Method: Private Sale
Price: \$580,000

Property Type: House
Land Size: 28000 sqm approx



34 Braeside Dr JUNNORTOUN 3551 (VG)

Agent Comments

Rooms: -
Date: 29/08/2017
Method: Sale
Price: \$570,000

Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 8299 sqm approx

