

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

72 Mcivor Forest Drive, Junortoun Vic 3551

Indicative selling price

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

Range between

\$740,000

&

\$780,000

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	1 Bettys Av JUNORTOUN 3551	\$770,000	04/09/2018
2	8 Adelle Ct STRATHDALE 3550	\$750,000	01/06/2018
3	33 Homebush Dr JUNORTOUN 3551	\$735,000	28/11/2018

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.



Rooms:
Property Type: Land
Land Size: 1215 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$780,000
Median House Price
Year ending December 2018: \$602,500

Comparable Properties



1 Bettys Av JUNORTOUN 3551 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 04/09/2018
Rooms: 6
Property Type: House
Land Size: 8584 sqm approx



8 Adelle Ct STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 01/06/2018
Rooms: 6
Property Type: House
Land Size: 1233 sqm approx



33 Homebush Dr JUNORTOUN 3551 (REI/VG)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 28/11/2018
Rooms: 6
Property Type: House
Land Size: 6613 sqm approx