

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Land offered for sale

Address
Including suburb or locality
and postcode

Stages 17A & 17B McIvor Forest Estate, Junortoun, VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lots 20, 22, 5	\$*	or range between	\$169,950	&	\$185,000
Lot 31	\$159,950	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price

\$173,712

Suburb or locality

Junortoun

Period - From

29/04/2018

To

29/10/2019

Source

PDOL

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Vacant Land	61 Lanark Drive Junortoun	\$175,000	14/09/2018
	Lot 53 Stage 14B McIvor Forest Estate, Junortoun	\$170,950	02/09/2019
	Lot 54 Stage 14B McIvor Forest Estate, Junortoun	\$170,000	29/03/2019