

## 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

Stage 18 Mclvor Forest Estate, Cassinia Heights Stage 3, Junortoun, VIC 3551

### Indicative selling price

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

| Unit type or class<br>e.g. One bedroom units | Single price |                  | Lower price |   | Higher price |
|----------------------------------------------|--------------|------------------|-------------|---|--------------|
| Lots 48, 49, 51, 52                          | \$*          | or range between | \$169,950   | & | \$179,950    |
|                                              | \$*          | 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 | 18 Aberdeen Drive, Junortoun | \$192,500 | 24/05/2018   |
|             | 12 Aberdeen Drive, Junortoun | \$195,000 | 31/05/2019   |
|             | 11 Aberdeen Drive, Junortoun | \$180,000 | 11/10/2018   |