

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

Stage 21 Mclvor Forest Estate, Junortoun Vic 3551

Indicative selling price

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

Range between

\$182,000

&

\$195,000

Median sale price

Median price

\$195,000

Property Type

Vacant land

Suburb

Junortoun

Period - From

05/02/2019

to

04/02/2020

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 18 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	9 Downing Dr JUNORTOUN 3551	\$195,000	28/06/2019
2	16 Downing Dr JUNORTOUN 3551	\$184,500	11/09/2019
3	11 Aberdeen Dr JUNORTOUN 3551	\$180,000	11/10/2018

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 18 months.~~

This Statement of Information was prepared on:

05/02/2020 15:22



Property Type:

Agent Comments

Indicative Selling Price

\$182,000 - \$195,000

Median Land Price

05/02/2019 - 04/02/2020: \$195,000

Comparable Properties

9 Downing Dr JUNORTOUN 3551 (VG)

Agent Comments



Price: \$195,000

Method: Sale

Date: 28/06/2019

Property Type: Land

Land Size: 846 sqm approx

16 Downing Dr JUNORTOUN 3551 (VG)

Agent Comments



Price: \$184,500

Method: Sale

Date: 11/09/2019

Property Type: Land

11 Aberdeen Dr JUNORTOUN 3551 (VG)

Agent Comments



Price: \$180,000

Method: Sale

Date: 11/10/2018

Property Type: Land

Land Size: 808 sqm approx