

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

Lot 7 Wellsford Road, Junortoun Vic 3551

Indicative selling price

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

Range between \$185,000 & \$203,000

Median sale price*

Median price Property Type Suburb Junortoun

Period - From to Source

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 25 Heritage Ct JUNORTOUN 3551	\$245,000	20/12/2019
2 91 Knotts La JUNORTOUN 3551	\$228,000	04/07/2019
3 23 Manning Ct JUNORTOUN 3551	\$220,000	08/07/2019

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: 30/10/2020 11:23

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type:

Agent Comments

Indicative Selling Price

\$185,000 - \$203,000

No median price available

"This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

Comparable Properties



25 Heritage Ct JUNORTOUN 3551 (REI/VG)

Agent Comments



Price: \$245,000

Method: Private Sale

Date: 20/12/2019

Property Type: Land

Land Size: 12141 sqm approx



91 Knotts La JUNORTOUN 3551 (REI/VG)

Agent Comments



Price: \$228,000

Method: Private Sale

Date: 04/07/2019

Property Type: Land

Land Size: 12141 sqm approx

23 Manning Ct JUNORTOUN 3551 (VG)

Agent Comments



Price: \$220,000

Method: Sale

Date: 08/07/2019

Property Type: Hobby Farm < 20 ha

Land Size: 12900 sqm approx