

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

63 Wild Drive, Junortoun Vic 3551

Indicative selling price

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

Range between

\$225,000

&

\$245,000

Median sale price*

Median price

House

Unit

Suburb or locality

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 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	675 Mcivor Hwy JUNORTOUN 3551	\$245,000	11/07/2018
2	269 Guys Hill Rd STRATHFIELDSAYE 3551	\$229,000	06/07/2018
3	108b Atlas Rd JUNORTOUN 3551	\$229,000	14/11/2017

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.~~

* 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.

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Indicative Selling Price
\$225,000 - \$245,000
No median price available



Rooms:
Property Type:
Agent Comments

Comparable Properties

675 Mcivor Hwy JUNORTOUN 3551 (VG)

Agent Comments



Price: \$245,000
Method: Sale
Date: 11/07/2018
Rooms: -
Property Type: Land
Land Size: 2027 sqm approx

269 Guys Hill Rd STRATHFIELDSAYE 3551 (VG)

Agent Comments



Price: \$229,000
Method: Sale
Date: 06/07/2018
Rooms: -
Property Type: Hobby Farm < 20 ha
Land Size: 4101 sqm approx

108b Atlas Rd JUNORTOUN 3551 (VG)

Agent Comments



Price: \$229,000
Method: Sale
Date: 14/11/2017
Rooms: -
Property Type: Land
Land Size: 2175 sqm approx