

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

299 Turners Road, Junortoun Vic 3551

Indicative selling price

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

Single price \$397,500

Median sale price

Median price \$645,000

House

X

Unit

Suburb or locality

Junortoun

Period - From 01/07/2018

to 30/06/2019

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 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	343 Somerset Park Rd JUNORTOUN 3551	\$625,000	08/01/2019
2	14 Jacaranda Ct JUNORTOUN 3551	\$565,000	17/12/2018
3	20 Somerset Park Rd JUNORTOUN 3551	\$527,000	05/12/2018

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 eighteen months.

Arthur Kokkinos
9460 6511
0403138750
arthur.k@lovere.com.au



Rooms:
Property Type: House (Rural)
Land Size: 2.750 Hectares (27500 sqm) sqm approx
[Agent Comments](#)

Indicative Selling Price
\$397,500
Median House Price
Year ending June 2019: \$645,000

Comparable Properties



343 Somerset Park Rd JUNORTOUN 3551 (REI)

[Agent Comments](#)



Price: \$625,000
Method: Private Sale
Date: 08/01/2019
Rooms: 7
Property Type: House
Land Size: 10117.15 sqm approx



14 Jacaranda Ct JUNORTOUN 3551 (REI)

[Agent Comments](#)



Price: \$565,000
Method: Private Sale
Date: 17/12/2018
Rooms: 8
Property Type: House
Land Size: 24281.16 sqm approx



20 Somerset Park Rd JUNORTOUN 3551 (REI)

[Agent Comments](#)



Price: \$527,000
Method: Private Sale
Date: 05/12/2018
Rooms: 7
Property Type: House
Land Size: 8093.72 sqm approx