

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

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	299 Turners Road, Junortoun Vic 3551
Including suburb or	
locality andpostcode	

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	Hou	ise 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

Ad	dress 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.

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





Rooms:

Property Type: House (Rural) **Land Size:** 2.750 Hectares (27500

sqm) sqm approx Agent Comments

Comparable Properties



343 Somerset Park Rd JUNORTOUN 3551

(REI)

- 5

- 2



5

Price: \$625,000 **Method:** Private Sale **Date:** 08/01/2019

Rooms: 7

Property Type: House

Land Size: 10117.15 sqm approx

Agent Comments



14 Jacaranda Ct JUNORTOUN 3551 (REI)





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Price: \$565,000 **Method:** Private Sale **Date:** 17/12/2018

Rooms: 8

Property Type: House

Land Size: 24281.16 sqm approx

Agent Comments



20 Somerset Park Rd JUNORTOUN 3551 (REI) Agent Comments

5 🗀 2 🗲

Price: \$527,000 **Method:** Private Sale **Date:** 05/12/2018

Rooms: 7

Property Type: House

Land Size: 8093.72 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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