

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

61 Knotts Lane, Junortoun VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between \$530,000 & \$550,000

### Median sale price

Median Price \$515,000

House



Suburb  
or locality

Junortoun

Period - From Jan 2017

to

Oct 2017

Source Pricerfinder

### Comparable Property Sales

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

	Address of comparable property	Price	Date of sale
1	19 Dino Ct, Junortoun VIC 3551	\$593,000	29/04/2016
2	61 Popes Rd, Junortoun VIC 3551	\$540,000	20/12/2016
3	45 Somerset Park Rd, Junotoun VIC 3551	\$512,500	08/08/2016