

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 andpostcode

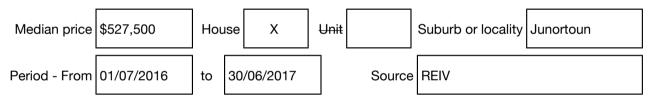
30 Lanark Drive, Junortoun Vic 3551

Indicative selling price

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

Single price \$395,000

Median sale price



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	2 McConnell Dr JUNORTOUN 3551	\$450,000	23/05/2017
2	111 Mcivor Forest Dr JUNORTOUN 3551	\$430,500	27/04/2016
3	65 Mcivor Forest Dr JUNORTOUN 3551	\$406,500	04/03/2016

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.

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050

propertydata

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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.









Rooms: Property Type: Land Land Size: 612 sqm approx Agent Comments

Indicative Selling Price \$395,000 **Median House Price** Year ending June 2017: \$527,500

Comparable Properties



2 McConnell Dr JUNORTOUN 3551 (REI/VG)



Price: \$450,000 Method: Private Sale Date: 23/05/2017 Rooms: 6 Property Type: House Land Size: 835 sqm approx

111 Mcivor Forest Dr JUNORTOUN 3551 (VG)

Agent Comments

Agent Comments





Price: \$430,500 Method: Sale Date: 27/04/2016 Rooms: -Property Type: House (Previously Occupied -Detached) Land Size: 882 sqm approx



65 Mcivor Forest Dr JUNORTOUN 3551 (REI/VG)

Agent Comments

Price: \$406.500 Method: Private Sale Date: 04/03/2016 Rooms: 5 Property Type: House Land Size: 718 sqm approx

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