

## 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

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

Median price \$527,500 House X Unit Suburb or locality Junortoun

Period - From 01/07/2016 to 30/06/2017 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	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.



**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)** Agent Comments



**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



**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