



STATEMENT OF INFORMATION

10 LA VALLA COURT, JUNORTOUN, VIC-3551

PREPARED BY BENDIGO REAL ESTATE, 58 QUEEN STREET BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 LA VALLA COURT, JUNORTOUN, VIC

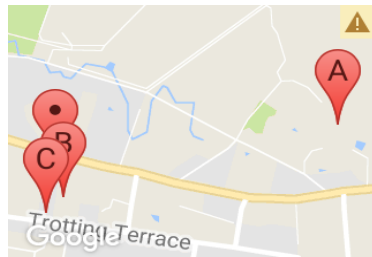


Indicative Selling Price

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

Price Range: \$205,000 to \$225,000

MEDIAN SALE PRICE



JUNORTOUN, VIC, 3551

Suburb Median Sale Price (Vacant Land)

\$213,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



WILD DR, JUNORTOUN, VIC 3551



Sale Price

\$213,000

Sale Date: 28/07/2016

Distance from Property: 1.9km



17 LA VALLA CRT, JUNORTOUN, VIC 3551



Sale Price

\$228,000

Sale Date: 19/10/2016

Distance from Property: 240m



79 TROTTHING TCE, JUNORTOUN, VIC 3551



Sale Price

\$207,000

Sale Date: 18/04/2017

Distance from Property: 357m



This report has been compiled on 29/08/2017 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 LA VALLA COURT, JUNORTOUN, VIC 3551

Indicative selling price

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

Price Range: \$205,000 to \$225,000

Median sale price

✗ VACANT LAND

Median price

\$213,000

House

Unit

Suburb

JUNORTOUN

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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 |
|--------------------------------------|-----------|--------------|
| WILD DR, JUNORTOUN, VIC 3551 | \$213,000 | 28/07/2016 |
| 17 LA VALLA CRT, JUNORTOUN, VIC 3551 | \$228,000 | 19/10/2016 |
| 79 TROTting TCE, JUNORTOUN, VIC 3551 | \$207,000 | 18/04/2017 |