

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	82 Mcivor Forest Drive, Junortoun Vic 3551
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Indicative selling price

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

Single price	\$730,000
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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	93 Mcivor Forest Dr JUNORTOUN 3551	\$720,000	21/03/2017
2	94 Mcivor Forest Dr JUNORTOUN 3551	\$720,000	12/07/2016
3	7a Shetland Rd JUNORTOUN 3551	\$700,000	26/06/2016

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.



4 2 2

Rooms:
Property Type: House
Land Size: 1215 sqm approx
Agent Comments

Indicative Selling Price
\$730,000
Median House Price
Year ending June 2017: \$527,500

Comparable Properties



93 Mcivor Forest Dr JUNORTOUN 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$720,000
Method: Private Sale
Date: 21/03/2017
Rooms: 6
Property Type: House
Land Size: 819 sqm approx

94 Mcivor Forest Dr JUNORTOUN 3551 (VG)

Agent Comments

4 - -

Price: \$720,000
Method: Sale
Date: 12/07/2016
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 1215 sqm approx



7a Shetland Rd JUNORTOUN 3551 (VG)

Agent Comments

4 - -

Price: \$700,000
Method: Sale
Date: 26/06/2016
Rooms: -
Property Type: House (Res)
Land Size: 2227 sqm approx