

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 10 Aberdeen Drive, Junortoun Vic 3551
Including suburb or
locality and postcode

Indicative selling price

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

Single price \$355,000

Median sale price

Median price \$340,000

Property Type Vacant land

Suburb Junortoun

Period - From 02/08/2021

to 01/08/2022

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 8 Argyll Dr JUNORTOUN 3551	\$320,000	02/08/2021
2		
3		

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.

This Statement of Information was prepared on:

02/08/2022 15:21



Property Type: Land
Land Size: 797 sqm approx
Agent Comments

Indicative Selling Price
\$355,000
Median Land Price
02/08/2021 - 01/08/2022: \$340,000

Comparable Properties



8 Argyll Dr JUNORTOUN 3551 (VG)

Agent Comments

Price: \$320,000
Method: Sale
Date: 02/08/2021
Property Type: Land
Land Size: 682 sqm approx

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.