

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 SHERWOOD ROAD JUNCTION VILLAGE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$792,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Junction Village

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

25 BOONWURRUNG STREET CRANBOURNE EAST VIC 3977	\$720,000	22-Jun-22
12 RINGTAIL CLOSE BOTANIC RIDGE VIC 3977	\$780,000	18-Oct-22
4 ORIGIN AVENUE BOTANIC RIDGE VIC 3977	\$790,000	11-Oct-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 December 2022


**25 BOONWURRUNG STREET  
CRANBOURNE EAST VIC 3977**
 4  2  2

 Sold Price **\$720,000** Sold Date **22-Jun-22**

 Distance **1.58km**

**12 RINGTAIL CLOSE BOTANIC  
RIDGE VIC 3977**
 4  2  2

 Sold Price **\$780,000** Sold Date **18-Oct-22**

 Distance **1.08km**

**4 ORIGIN AVENUE BOTANIC RIDGE  
VIC 3977**
 4  2  2

 Sold Price <sup>RS</sup> **\$790,000** Sold Date **11-Oct-22**

 Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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