

## 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

Address available upon request

### 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

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,696

Property type

Other

Suburb

Junction Village

Period-from

01 Feb 2021

to

31 Jan 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

46 Largo Circuit Junction Village VIC 3977	\$444,000	01-Oct-21
14 Largo Circuit Junction Village VIC 3977	\$398,000	09-Aug-21
19 Largo Circuit Junction Village VIC 3977	\$490,000	25-Oct-21

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: 07 February 2022

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**46 Largo Circuit Junction Village  
VIC 3977**

- - -

Sold Price **\$444,000** Sold Date **01-Oct-21**

Distance **0.2km**



**14 Largo Circuit Junction Village  
VIC 3977**

- - -

Sold Price **\$398,000** Sold Date **09-Aug-21**

Distance **0.05km**



**19 Largo Circuit Junction Village  
VIC 3977**

- - -

Sold Price **\$490,000** Sold Date **25-Oct-21**

Distance **0.1km**

RS = Recent sale      UN = Undisclosed Sale

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