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	2/1176 BALLARTO ROAD JUNCTION VILLAGE VIC 3977

Indicative selling price

For the meaning of this price see 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	$395,000	Property type	Unit	Suburb	Junction Village
Period-from	01 Jul 2023	to	30 Jun 2024	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
2/1174 BALLARTO ROAD JUNCTION VILLAGE VIC 3977	$470,000	22-Apr-23
3/1174 BALLARTO ROAD JUNCTION VILLAGE VIC 3977	$468,000	16-May-23
1/1174 BALLARTO ROAD JUNCTION VILLAGE VIC 3977	$466,000	11-May-23

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: 15 July 2024

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2/1174 BALLARTO ROAD JUNCTION VILLAGE VIC 3977

2 1 1

Sold Price **$470,000** Sold Date **22-Apr-23**

Distance **0.02km**



3/1174 BALLARTO ROAD JUNCTION VILLAGE VIC 3977

2 1 1

Sold Price **$468,000** Sold Date **16-May-23**

Distance **0.02km**



1/1174 BALLARTO ROAD JUNCTION VILLAGE VIC 3977

2 1 1

Sold Price **$466,000** Sold Date **11-May-23**

Distance **0.02km**

RS = Recent sale **UN** = Undisclosed Sale

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