

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

11 LARGO CIRCUIT 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Junction Village

Period-from

01 Feb 2023

to

31 Jan 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

8 CANOPY GROVE CRANBOURNE EAST VIC 3977	\$825,000	19-Sep-23
6 COORONG STREET BOTANIC RIDGE VIC 3977	\$880,000	28-Nov-23
10 ENRIGHT STREET BOTANIC RIDGE VIC 3977	\$827,500	24-Oct-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: 22 February 2024



**8 CANOPY GROVE CRANBOURNE
EAST VIC 3977**

 4  2  2

Sold Price **\$825,000** Sold Date **19-Sep-23**

Distance **0.83km**



**6 COORONG STREET BOTANIC
RIDGE VIC 3977**

 4  2  2

Sold Price ^{RS} **\$880,000** ^{UN} Sold Date **28-Nov-23**

Distance **1.61km**



**10 ENRIGHT STREET BOTANIC
RIDGE VIC 3977**

 4  2  2

Sold Price **\$827,500** Sold Date **24-Oct-23**

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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