Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb or locality and postcode	713 McIvor Highway, Junortoun VIC 3551

Indicative selling price

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

Unit type or class e.g. One bedroom units	**Single price**
Lots 1 and 5, 713 McIvor Highway, Junortoun VIC 3551	$470,000
Lots 2 and 3, 713 McIvor Highway, Junortoun VIC 3551	$490,000
Lot 4, 713 McIvor Highway, Junortoun VIC 3551	$460,000
Lots 6, 7, 8, 9, 10, 18, 713 McIvor Highway, Junortoun VIC 3551	$500,000
Lots 12 and 13, 713 McIvor Highway, Junortoun VIC 3551	$510,000
Lots 14, 15, 16, 713 McIvor Highway, Junortoun VIC 3551	$520,000

Additional entries may be included or attached as required.

Unit median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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

A* ~~These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.~~

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 22/05/2025