



# GreatOceanRoad

## REALESTATE TORQUAY

### Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

95 Great Ocean Road, Jan Juc, 3228

Prepared on : 8.9.17

Prepared by : GF Bennett

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$-----

or range between \$ 620,000

&

\$ 670,000

#### Median sale price

Median price \$797,500

\*House

Yes

\*unit

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Suburb  
or locality

Jan Juc , Vic , 3228

Period - From April 2017

to May 2017

Source

RP Data – Core Logic

#### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable properties	Price	Date of sale
1 - 13 Inveray Ave Jan Juc	\$ 720,000	March 2017
2 - 11 Ozan Cres Jan Juc	\$ 690,000	May 2017
3 - 228 Duffields Rd Jan Juc	\$ 605,000	April 2016