

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 MEABY STREET JAN JUC VIC 3228

Indicative selling price

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

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Jan Juc

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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

A* These are the three properties sold within five 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 property

Price

Date of sale

2 KINLOCH AVENUE JAN JUC VIC 3228	\$1,117,000	06-Jul-23
3 CAITHNESS COURT JAN JUC VIC 3228	\$1,050,000	30-Jun-24
236 DUFFIELDS ROAD JAN JUC VIC 3228	\$1,105,000	04-Mar-23

OR

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

This Statement of Information was prepared on: 03 September 2024



2 KINLOCH AVENUE JAN JUC VIC 3228

Sold Price

\$1,117,000

Sold Date

06-Jul-23

3

1

2

Distance

0.13km



3 CAITHNESS COURT JAN JUC VIC 3228

Sold Price

^{RS} **\$1,050,000** ^{UN}

Sold Date

30-Jun-24

3

1

1

Distance

0.12km



236 DUFFIELDS ROAD JAN JUC VIC 3228

Sold Price

\$1,105,000

Sold Date

04-Mar-23

3

1

3

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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