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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

5 St Andrews Drive Jan Juc VIC 3228

 4  2  2

## Indicative Selling Price

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

Range between \$1,175,000 to \$1,200,000

## Median Sale Price




\$900,000 Houses in Jan juc between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 5 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.






**29 Nicholson Crescent Jan Juc VIC 3228** Sold Price **\$1,260,000** Sold Date **26-May-18**  
 4  2  2 Distance **0.53km**



**2 Sky Court Jan Juc VIC 3228** Sold Price **\$1,200,000** Sold Date **21-Jul-18**  
 3  2  2 Distance **1.43km**



**19 Riviera Drive Jan Juc VIC 3228** Sold Price **\$1,250,000** Sold Date **14-Sep-18**  
 4  2  2 Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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