# 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

21 Torquay Boulevard 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	or range between	\$1,200,000	&	\$1,300,000	
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## 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 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	
16 Meaby Street Jan Juc VIC 3228	\$1,600,000	26-Mar-21	
57 Great Ocean Road Jan Juc VIC 3228	\$1,300,000	19-Nov-20	
28 Nicholson Crescent Jan Juc VIC 3228	\$1,333,660	04-Mar-21	

#### OR

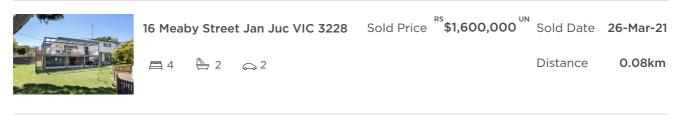
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 30 March 2021



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-	28 Nicholson Crescent Jan Juc VIC 3228			Sold Price	<sup>RS</sup> <b>\$1,333,660</b> <sup>UN</sup>	Sold Date	04-Mar-21
	<b>四</b> 4	1	<b>⇔</b> 1			Distance	0.27km



	25 Nich 3228	nolson C	rescent Jan Juc VIC	Sold Price	<sup>RS</sup> \$1,251,000 <sup>UN</sup>	Sold Date	19-Mar-21
and and	่ 📇 3	1	<b>⇔</b> 2			Distance	0.28km



3 Queens Court Jan Juc VIC 3228			Sold Price	<sup>rs</sup> \$2,005,000 <sup>ui</sup>	Sold Date	10-Mar-21
昌 5	2	ç⊇ 2			Distance	0.46km

RS = Recent sale UN = Undisclosed Sale

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