



3
 2
 2

Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$985,000
Median House Price
 March quarter 2017: \$782,500

Comparable Properties



11 Carnarvon Av JAN JUC 3228 (REI)

Agent Comments

3
 2
 1

Price: \$850,000
Method: Private Sale
Date: 07/06/2017
Rooms: 6
Property Type: House
Land Size: 717 sqm approx



5 St Andrews Dr JAN JUC 3228 (REI)

Agent Comments

4
 2
 2

Price: \$850,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)



6 Regal Rd JAN JUC 3228 (REI/VG)

Agent Comments

3
 1
 -

Price: \$850,000
Method: Private Sale
Date: 31/01/2017
Rooms: 6
Property Type: House (Res)
Land Size: 586 sqm approx

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/3 Hoylake Avenue, Jan Juc Vic 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$985,000

Median sale price

Median price \$782,500

House X

Suburb Jan Juc

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
11 Carnarvon Av JAN JUC 3228	\$850,000	07/06/2017
5 St Andrews Dr JAN JUC 3228	\$850,000	22/04/2017
6 Regal Rd JAN JUC 3228	\$850,000	31/01/2017