

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



95 OCEAN BOULEVARD, JAN JUC, VIC

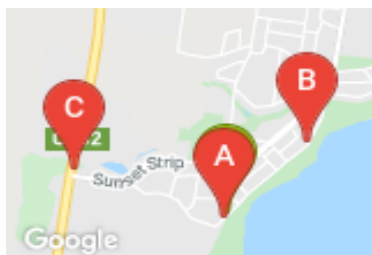
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Indicative Selling Price

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

Price Range: **\$1,750,000 to \$1,850,000**

MEDIAN SALE PRICE



JAN JUC, VIC, 3228

Suburb Median Sale Price (House)

\$870,125

01 January 2019 to 31 December 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



99 OCEAN BVD, JAN JUC, VIC 3228

3 2 2

Sale Price

****\$1,870,000**

Sale Date: 02/03/2020

Distance from Property: 31m



25 OCEAN BVD, JAN JUC, VIC 3228

3 2 2

Sale Price

\$1,700,000

Sale Date: 10/11/2018

Distance from Property: 737m



101 SUNSET STRP, JAN JUC, VIC 3228

6 5 4

Sale Price

\$1,700,000

Sale Date: 27/05/2019

Distance from Property: 1km



This report has been compiled on 19/03/2020 by hockingstuart Torquay. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

95 OCEAN BOULEVARD, JAN JUC, VIC 3228

Indicative selling price

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

Price Range:

\$1,750,000 to \$1,850,000

Median sale price

Median price

\$870,125

Property type

House

Suburb

JAN JUC

Period

01 January 2019 to 31 December 2019

Source

pricefinder

Comparable property sales

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

99 OCEAN BVD, JAN JUC, VIC 3228	**\$1,870,000	02/03/2020
25 OCEAN BVD, JAN JUC, VIC 3228	\$1,700,000	10/11/2018
101 SUNSET STRP, JAN JUC, VIC 3228	\$1,700,000	27/05/2019

This Statement of Information was prepared

19/03/2020