

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

2/2 Surfview Court, Jan Juc Vic 3228

Indicative selling price

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

Range between \$675,000

&

\$725,000

Median sale price

Median price \$812,500

House

X

Unit

Suburb Jan Juc

Period - From 01/04/2017

to

30/06/2017

Source REIV

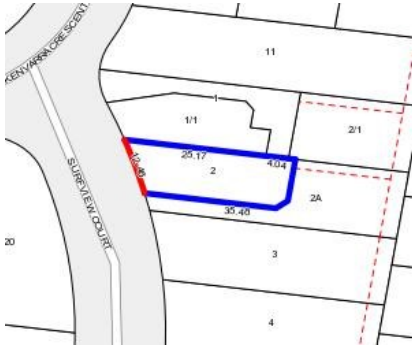
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	20 Watersun Rd JAN JUC 3228	\$751,000	10/06/2017
2	27 Ozan Cr JAN JUC 3228	\$745,000	27/05/2017
3	11 Ozan Cr JAN JUC 3228	\$690,000	06/05/2017

OR

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



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$675,000 - \$725,000
Median House Price
June quarter 2017: \$812,500

Comparable Properties



20 Watersun Rd JAN JUC 3228 (REI/VG)

Agent Comments



Price: \$751,000
Method: Auction Sale
Date: 10/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 534 sqm approx



27 Ozan Cr JAN JUC 3228 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 27/05/2017
Rooms: 5
Property Type: House
Land Size: 580 sqm approx

11 Ozan Cr JAN JUC 3228 (VG)

Agent Comments



Price: \$690,000
Method: Sale
Date: 06/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 543 sqm approx