# 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

26 Inveray Avenue 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	\$1,040,000	&	\$1,090,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$865,500	Prop	erty type		House	Suburb	Jan Juc	
Period-from	01 Sep 2018	to	31 Aug 2	2019	Source		Corelogic	-

### 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	
6 Marner Close Jan Juc VIC 3228	\$1,110,000	29-May-18	
10 Sandhurst Crescent Jan Juc VIC 3228	\$1,090,000	24-Aug-19	
22 Ocean Boulevard Jan Juc VIC 3228	\$1,000,000	10-Jan-19	

OR

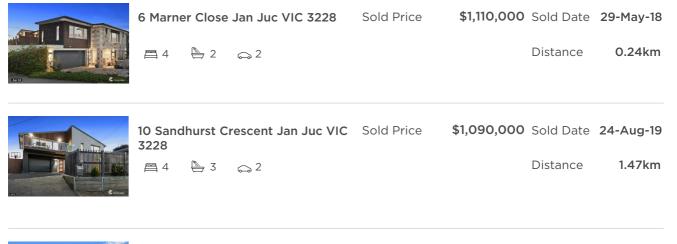
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 19 September 2019



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22 Oce 3228	an Boul	evard Jan Juc VIC	Sold Price	<b>\$1,000,000</b> Sold Date	10-Jan-19
昌 3	2	<b>⇔</b> 2		Distance	1.55km

#### RS = Recent sale UN = Undisclosed Sale

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