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Rooms:
Property Type: House
Land Size: 580 sqm

Agent Comments

1/05/2017 RENOVATED HOME CLOSE TO BEACH ACCESS AND RESERVE Bright open plan living spaces and a recent renovation using a neutral palette come together in this three bedroom, two living and two bathroom family home in Jan Juc. 2 minutes walk to beach access, reserves and walking tracks.

Indicative Selling Price

\$850,000

Median House Price

March quarter 2017: \$782,500

Comparable Properties



6 Surfview Ct JAN JUC 3228 (REI)

Agent Comments

4
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 4

Price: \$870,000
Method: Private Sale
Date: 04/04/2017
Rooms: 9
Property Type: House
Land Size: 740 sqm



6 Regal Rd JAN JUC 3228 (REI)

Agent Comments

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



98 Strathmore Dr JAN JUC 3228 (REI)

Agent Comments

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Price: \$850,000
Method: Private Sale
Date: 13/02/2017
Rooms: 8
Property Type: House
Land Size: 828 sqm

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 or
locality and postcode

9 Crown Court, Jan Juc Vic 3228

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$782,500

House X

Suburb or locality Jan Juc

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

Source REIV

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
6 Surfview Ct JAN JUC 3228	\$870,000	04/04/2017
6 Regal Rd JAN JUC 3228	\$850,000	31/01/2017
98 Strathmore Dr JAN JUC 3228	\$850,000	13/02/2017