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

32 Riviera Drive 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	\$1,600,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$935,000	Prop	erty type House		House	Suburb	Jan Juc
Period-from	01 Feb 2020	to	31 Jan 2	2021	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 Chevron Court Jan Juc VIC 3228	\$1,415,000	25-Nov-20
8 Sandhurst Crescent Jan Juc VIC 3228	\$1,235,000	06-Feb-21
27 Ocean Boulevard Jan Juc VIC 3228	\$1,900,000	21-Nov-20

OR

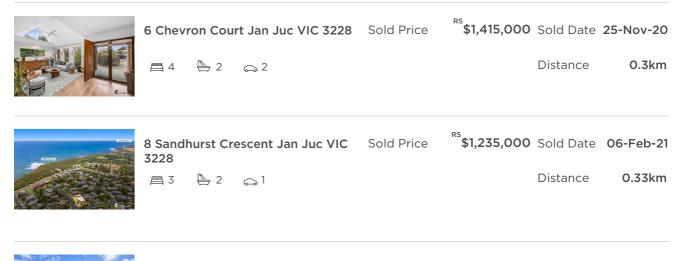
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 08 February 2021



consumer.vic.gov.au







RS = Recent sale UN = Undisclosed Sale

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