

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

21 Marner Close, 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 \$870,000 & \$910,000

Median sale price

(*Delete house or unit as applicable)

Median price \$690,000.00

*House

X

*Unit

Suburb or
locality

JAN JUC

Period - From 01/01/2017

to 01/03/2017

Source RP DATA - 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
1 47 Torquay Blvd, Jan Juc	\$889,000	01/12/2016
2 22 Kinlock Avenue, Jan Juc	\$855,000	01/02/2017
3 6 Surfview Court, Jan Juc	\$870,000	14/03/2017

Property data source: REIV propertydata.com.au. Generated on 10 August 2017