

## 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

2 Sky Court, Jan Juc Vic 3228

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

#### Median sale price

Median price \$820,000

House

X

Unit

Suburb or locality

Jan Juc

Period - From 01/04/2017

to

31/03/2018

Source

REIV

#### 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 eighteen 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	29 Nicholson Cr JAN JUC 3228	\$1,260,000	26/05/2018
2	21 Gairloch Av JAN JUC 3228	\$960,000	17/03/2018
3	15 Delview Dr JAN JUC 3228	\$930,000	04/04/2018

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 eighteen months.



4   
 2   
 2

**Rooms:****Property Type:** House**Land Size:** 630 sqm approx**Agent Comments**

21/06/2018 - Coastal abode backing directly onto reserve. This stylish coastal home offers uncomplicated single storey living and is one of the special few Jan Juc properties that enjoys the Bob Pettit Reserve as its backyard.

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending March 2018: \$820,000

## Comparable Properties

**29 Nicholson Cr JAN JUC 3228 (REI)****Agent Comments**

4   
 2   
 2

**Price:** \$1,260,000**Method:** Auction Sale**Date:** 26/05/2018**Rooms:** -**Property Type:** House**Land Size:** 575 sqm approx**21 Gairloch Av JAN JUC 3228 (REI)****Agent Comments**

3   
 2   
 1

**Price:** \$960,000**Method:** Auction Sale**Date:** 17/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 653 sqm approx**15 Delview Dr JAN JUC 3228 (REI)****Agent Comments**

4   
 2   
 2

**Price:** \$930,000**Method:** Sold Before Auction**Date:** 04/04/2018**Rooms:** 8**Property Type:** House (Res)**Land Size:** 566 sqm approx