

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale
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Address	2 Sky Court, Jan Juc Vic 3228
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$820,000	Hou	ise 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.

Add	dress 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.

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## hockingstuart









**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** 

Year ending March 2018: \$820,000

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.

### Comparable Properties

29 Nicholson Cr JAN JUC 3228 (REI)

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Agent Comments

Price: \$1,260,000 Method: Auction Sale Date: 26/05/2018

Rooms: -

Property Type: House

Land Size: 575 sqm approx

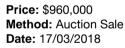








**Agent Comments** 



Rooms: -

Property Type: House (Res) Land Size: 653 sqm approx



15 Delview Dr JAN JUC 3228 (REI)







Method: Sold Before Auction

**Date:** 04/04/2018

Price: \$930,000

Rooms: 8

Property Type: House (Res) Land Size: 566 sqm approx

**Agent Comments** 

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