

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

2/25 Ozan Crescent 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,561

Property type

House

Suburb

Jan Juc

Period-from

01 Sep 2019

to

31 Aug 2020

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

2/242 Duffields Road Jan Juc VIC 3228	\$641,000	06-Oct-19
2/45 Great Ocean Road Jan Juc VIC 3228	\$670,000	10-Mar-20
83 Manna Gum Drive Torquay VIC 3228	\$685,000	04-Aug-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: 29 September 2020



2/242 Duffields Road Jan Juc VIC 3228

 3  1  1

Sold Price

\$641,000

Sold Date

06-Oct-19

Distance

0.71km



2/45 Great Ocean Road Jan Juc VIC 3228

 3  2  1

Sold Price

\$670,000

Sold Date

10-Mar-20

Distance

0.89km



83 Manna Gum Drive Torquay VIC 3228

 3  2  2

Sold Price

^{RS} **\$685,000**

Sold Date

04-Aug-20

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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