

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

28 Nicholson 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

\$925,000

&

\$965,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Jan Juc

Period-from

01 Jan 2020

to

31 Dec 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

1 East View Terrace Jan Juc VIC 3228	\$945,000	13-Jun-20
248 Duffields Road Jan Juc VIC 3228	\$1,100,000	10-Dec-20
36 East View Terrace Jan Juc VIC 3228	\$1,042,000	03-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.

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Simon Bogdanov
P 52612101
M 0422561570
E simonb@hayden.com.au



1 East View Terrace Jan Juc VIC 3228

4 2 2

Sold Price

\$945,000

Sold Date

13-Jun-20

Distance

0.2km



248 Duffields Road Jan Juc VIC 3228

3 2 4

Sold Price

\$1,100,000

Sold Date

10-Dec-20

Distance

0.2km



36 East View Terrace Jan Juc VIC 3228

4 2 1

Sold Price

\$1,042,000

Sold Date

03-Nov-20

Distance

0.36km



29 Sunningdale Avenue Jan Juc VIC 3228

4 3 3

Sold Price

\$1,160,000

Sold Date

04-Oct-20

Distance

0.38km



28 Sunningdale Avenue Jan Juc VIC 3228

3 2 -

Sold Price

\$1,015,000

Sold Date

26-Jun-20

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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