

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

27 Torquay Boulevard 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

\$1,200,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,352,500

Property type

House

Suburb

Jan Juc

Period-from

01 Feb 2021

to

31 Jan 2022

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

42 Strathmore Drive Jan Juc VIC 3228	\$1,300,000	07-Dec-21
13 East View Terrace Jan Juc VIC 3228	\$1,314,000	17-Apr-21
58 Domain Road Jan Juc VIC 3228	\$1,200,000	04-Dec-21

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: 22 February 2022



42 Strathmore Drive Jan Juc VIC 3228

Sold Price

\$1,300,000

Sold Date

07-Dec-21

 3  1  2

Distance

0.39km



13 East View Terrace Jan Juc VIC 3228

Sold Price

\$1,314,000

Sold Date

17-Apr-21

 3  1  -

Distance

0.35km



58 Domain Road Jan Juc VIC 3228

Sold Price

^{RS} **\$1,200,000**

Sold Date

04-Dec-21

 3  1  4

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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