

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

75 DOMAIN ROAD 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 \$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$1,275,000 Property type House Suburb Jan Juc
Period-from 01 Oct 2023 to 30 Sep 2024 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
3 CAITHNESS COURT JAN JUC VIC 3228	\$1,050,000	30-Jun-24
35 GREAT OCEAN ROAD JAN JUC VIC 3228	\$970,000	08-Aug-24
5 STRATHCAIRN AVENUE JAN JUC VIC 3228	\$1,040,000	25-Mar-24

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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3 CAITHNESS COURT JAN JUC VIC 3228 Sold Price **\$1,050,000** Sold Date **30-Jun-24**

3 1 1

Distance **0.78km**



35 GREAT OCEAN ROAD JAN JUC VIC 3228 Sold Price **\$970,000** Sold Date **08-Aug-24**

3 2 1

Distance **1km**



5 STRATHCAIRN AVENUE JAN JUC VIC 3228 Sold Price **\$1,040,000** Sold Date **25-Mar-24**

2 1 1

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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