

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 Sunningdale Avenue 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

\$1,015,000

&

\$1,115,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,000

Property type

House

Suburb

Jan Juc

Period-from

01 Mar 2019

to

29 Feb 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

31 St Andrews Drive Jan Juc VIC 3228	\$915,000	02-May-19
33 St Andrews Drive Jan Juc VIC 3228	\$935,000	14-Nov-19
24A Prestwick Avenue Jan Juc VIC 3228	\$1,170,000	28-Feb-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: 25 March 2020



31 St Andrews Drive Jan Juc VIC 3228

 4  2  2

Sold Price

\$915,000

Sold Date

02-May-19

Distance

0.05km



33 St Andrews Drive Jan Juc VIC 3228

 4  2  4

Sold Price

\$935,000

Sold Date

14-Nov-19

Distance

0.06km



24A Prestwick Avenue Jan Juc VIC 3228

 4  3  2

Sold Price

^{RS} **\$1,170,000** ^{UN}

Sold Date

28-Feb-20

Distance

0.09km



5 St Andrews Drive Jan Juc VIC 3228

 4  2  2

Sold Price

\$1,175,000

Sold Date

17-Jan-20

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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