

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

7 Ocean 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

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,561

Property type

House

Suburb

Jan Juc

Period-from

01 Oct 2019

to

30 Sep 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

4 Troon Avenue Jan Juc VIC 3228	\$1,570,000	15-Jul-20
2 Troon Avenue Jan Juc VIC 3228	\$1,386,150	06-Sep-19
95 Ocean Boulevard Jan Juc VIC 3228	\$1,725,000	05-Apr-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: 02 October 2020



4 Troon Avenue Jan Juc VIC 3228

Sold Price

^{RS} **\$1,570,000**

Sold Date

15-Jul-20

4 2 2

Distance

0.38km



2 Troon Avenue Jan Juc VIC 3228

Sold Price

\$1,386,150

Sold Date

06-Sep-19

5 2 -

Distance

0.39km



95 Ocean Boulevard Jan Juc VIC 3228

Sold Price

\$1,725,000

Sold Date

05-Apr-20

4 2 2

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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