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Rooms:**Property Type:** House (Res)**Land Size:** sqm**Agent Comments**

01/05/2017 BEST LOCATION IN JUC! If you are all about location and proximity to the beach then this is most certainly the property for you! Directly opposite the Little rock beach access and on a sprawling 723m2 allotment, this is an awesome opportunity to secure one very unique Jan Juc home.

Indicative Selling Price

\$1,500,000

Median House Price

March quarter 2017: \$782,500

Comparable Properties

**145 The Esplanade TORQUAY 3228 (REI)****Agent Comments**

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 2
 3

Price: \$1,400,000**Method:** Private Sale**Date:** 14/04/2016**Rooms:** 8**Property Type:** House**Land Size:** 650 sqm**169 The Esplanade TORQUAY 3228 (REI)****Agent Comments**

4
 2
 2

Price: \$1,378,000**Method:** Private Sale**Date:** 21/12/2015**Rooms:** 9**Property Type:** House**Land Size:** 802 sqm**30 Ocean Blvd JAN JUC 3228 (REI)****Agent Comments**

4
 2
 2

Price: \$1,240,000**Method:** Private Sale**Date:** 25/10/2016**Rooms:** 7**Property Type:** House**Land Size:** 3201 sqm

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Ocean Boulevard, Jan Juc Vic 3228

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,500,000

Median sale price

Median price \$782,500

House X

Suburb Jan Juc

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
145 The Esplanade TORQUAY 3228	\$1,400,000	14/04/2016
169 The Esplanade TORQUAY 3228	\$1,378,000	21/12/2015
30 Ocean Blvd JAN JUC 3228	\$1,240,000	25/10/2016