

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 or
locality and postcode

12 Stuart Avenue, Jan Juc Vic 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$800,000

Median sale price

Median price \$787,500 House ☒ Unit ☐ Suburb or locality Jan Juc

Period - From 01/10/2016 to 30/09/2017 Source REIV

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 eighteen 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
1	27 Sunset Stp JAN JUC 3228	\$855,000	06/05/2017
2	11 Carnarvon Av JAN JUC 3228	\$850,000	07/06/2017
3	6 Regal Rd JAN JUC 3228	\$850,000	31/01/2017

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 eighteen months.



3
 1

Rooms: 6
Property Type: House

Agent Comments

11/01/2018 RIPE FOR DEVELOPMENT IN BLUE CHIP LOCATION. This classic three bedroom beach house offers immediate entry to the spoils of the coastal lifestyle in an unbeatable location with Jan Juc's shops and cafes precinct just metres away.

Indicative Selling Price

\$800,000

Median House Price

Year ending September 2017: \$787,500

Comparable Properties



27 Sunset Stp JAN JUC 3228 (REI)

Agent Comments

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 2
 1

Price: \$855,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 615 sqm approx



11 Carnarvon Av JAN JUC 3228 (REI)

Agent Comments

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 2
 1

Price: \$850,000

Method: Private Sale

Date: 07/06/2017

Rooms: 6

Property Type: House

Land Size: 717 sqm approx



6 Regal Rd JAN JUC 3228 (REI)

Agent Comments

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 1
 -

Price: \$850,000

Method: Private Sale

Date: 31/01/2017

Rooms: 6

Property Type: House (Res)

Land Size: 586 sqm approx