

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

145 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

\$1,600,000

or range
between

&

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

101 Sunset Strip Jan Juc VIC 3228	\$1,700,000	27-May-19
25 Ocean Boulevard Jan Juc VIC 3228	\$1,700,000	10-Nov-18
9 Seahaven Place Jan Juc VIC 3228	\$1,760,000	09-Sep-19

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: 19 March 2020



101 Sunset Strip Jan Juc VIC 3228

Sold Price

\$1,700,000

Sold Date

27-May-19

 6  5  2

Distance

0.55km



25 Ocean Boulevard Jan Juc VIC 3228

Sold Price

Sold Date

10-Nov-18

 3  2  2

Distance

0.99km



9 Seahaven Place Jan Juc VIC 3228

Sold Price

\$1,760,000

Sold Date

09-Sep-19

 4  2  2

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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