

Statement of Information

Prepared 7 August, 2017

Sections 47AF of the *Estate Agents Act 1980*

1/85 Sunset Strip, Jan Juc Victoria 3228

2 bedrooms, 1 bathroom, 1 carport

Indicative selling price

Range between

\$590,000

&

\$630,000

Median sale price

Median price

\$783,000

House

X

Suburb
or locality

Jan Juc, Vic

Period - From

Aug 2016

to

July 2017

Source

CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 2/38 Nicholson Crescent, Jan Juc	\$631,000	14 July 2017
2 1/5 Ozan Crescent, Jan Juc	\$600,000	1 April 2017
3 2/45 Great Ocean Road, Jan Juc	\$540,000	17 June 2017