

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 ALEXANDRA AVENUE, JAN JUC, VIC**

3 2 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$885,000 to \$925,000**

Provided by: Jess Nowson, Great Ocean Properties Anglesea

## MEDIAN SALE PRICE



**JAN JUC, VIC, 3228**

Suburb Median Sale Price (House)

**\$805,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**11 CARNARVON AVE, JAN JUC, VIC 3228**

3 2 1

**Sale Price**

**\$850,000**

Sale Date: 01/06/2017

Distance from Property: 797m



**27 SUNSET STRP, JAN JUC, VIC 3228**

3 2 1

**Sale Price**

**\$855,000**

Sale Date: 06/05/2017

Distance from Property: 385m



**6 REGAL RD, JAN JUC, VIC 3228**

3 1 1

**Sale Price**

**\$850,000**

Sale Date: 24/01/2017

Distance from Property: 248m



This report has been compiled on 11/10/2017 by Great Ocean Properties Anglesea. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1 ALEXANDRA AVENUE, JAN JUC, VIC 3228

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$885,000 to \$925,000

### Median sale price

Median price

\$805,000

House

Unit

Suburb

JAN JUC

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### Comparable property sales

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
11 CARNARVON AVE, JAN JUC, VIC 3228	\$850,000	01/06/2017
27 SUNSET STRP, JAN JUC, VIC 3228	\$855,000	06/05/2017
6 REGAL RD, JAN JUC, VIC 3228	\$850,000	24/01/2017