

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

19 Marner Close, Jan Juc Vic 3228

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$835,000 House Unit Suburb or locality Jan Juc

Period - From 01/07/2017 to 30/06/2018 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	3/40 Boston Rd TORQUAY 3228	\$855,000	03/03/2018
2	22 Boston Rd TORQUAY 3228	\$850,000	02/06/2017
3	64 Domain Rd JAN JUC 3228	\$830,000	06/04/2018

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.



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Rooms:
Property Type: House
Land Size: 384 sqm approx

Agent Comments

4/09/2018 - OCEAN VIEWS, MODERN TOWNHOUSE, NORTH OUTDOORS LIVING. Open plan living/dining area that harnesses the ocean views across tranquil Jan Juc. Located in the ever popular Blue Water Estate, this home will suit a wide range of purchasers.

Indicative Selling Price

\$850,000

Median House Price

Year ending June 2018: \$835,000

Comparable Properties



3/40 Boston Rd TORQUAY 3228 (REI)

Agent Comments

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  2
  1

Price: \$855,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 7
Property Type: House (Res)



22 Boston Rd TORQUAY 3228 (REI)

Agent Comments

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  2

Price: \$850,000
Method: Private Sale
Date: 02/06/2017
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 163 sqm approx



64 Domain Rd JAN JUC 3228 (REI)

Agent Comments

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  2
  2

Price: \$830,000
Method: Private Sale
Date: 06/04/2018
Rooms: 7
Property Type: House
Land Size: 540 sqm approx