

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

115D STRATHMORE DRIVE 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

or range
between

\$1,995,000

&

\$2,185,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Jan Juc

Period-from

01 Apr 2023

to

31 Mar 2024

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

115 STRATHMORE DRIVE JAN JUC VIC 3228	\$2,030,000	13-Oct-22
123 SPRING VALLEY DRIVE TORQUAY VIC 3228	\$2,075,000	14-Oct-22
6 LINCOLN AVENUE BELLBRAE VIC 3228	\$1,950,000	02-Mar-23

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: 02 April 2024

Steve Menegazzo

M 0421 802 203

E steve.m@oneagency.com.au

**115 STRATHMORE DRIVE JAN JUC
VIC 3228**

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Sold Price

\$2,030,000

Sold Date

13-Oct-22

Distance

0.04km**123 SPRING VALLEY DRIVE
TORQUAY VIC 3228**

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Sold Price

\$2,075,000

Sold Date

14-Oct-22

Distance

1.79km**6 LINCOLN AVENUE BELLBRAE
VIC 3228**

🛏️ 5 🚿 3 🚗 6

Sold Price

\$1,950,000

Sold Date

02-Mar-23

Distance

3.36km

RS = Recent sale

UN = Undisclosed Sale

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