

## 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

42 DOMAIN ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,420,000

&

\$1,470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Jan Juc

Period-from

01 Mar 2023

to

29 Feb 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

7 CANTALA DRIVE JAN JUC VIC 3228	\$1,450,000	17-Nov-23
1 STRATHCAIRN AVENUE JAN JUC VIC 3228	\$1,450,000	31-Jul-23
1A PRESTWICK AVENUE JAN JUC VIC 3228	\$1,500,000	21-Sep-22

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 2024

Nikki Gray

P 0352614711

M 0352614711

E nikki.g@oneagency.com.au

**7 CANTALA DRIVE JAN JUC VIC 3228**

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Sold Price

**\$1,450,000**

Sold Date

**17-Nov-23**

Distance

**0.46km****1 STRATHCAIRN AVENUE JAN JUC VIC 3228**

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Sold Price

Sold Date

**31-Jul-23**

Distance

**0.73km****1A PRESTWICK AVENUE JAN JUC VIC 3228**

🛏️ 3 🚿 2 🚗 2

Sold Price

**\$1,500,000**

Sold Date

**21-Sep-22**

Distance

**1.12km**

RS = Recent sale

UN = Undisclosed Sale

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