# 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

3A MEABY STREET JAN JUC VIC 3228

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	51270000	&	\$1,320,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$1,250,000	Property type	House	Suburb	Jan Juc
		L	]		

31 May 2025

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Jun 2024

**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.

to

Address of comparable property	Price	Date of sale
2/3 CURTIS COURT JAN JUC VIC 3228	\$1,312,000	30-May-25
3/31 ANDERSON STREET TORQUAY VIC 3228	\$1,275,000	13-Aug-24
1B MIRANDA CLOSE TORQUAY VIC 3228	\$1,350,000	06-Nov-24

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.

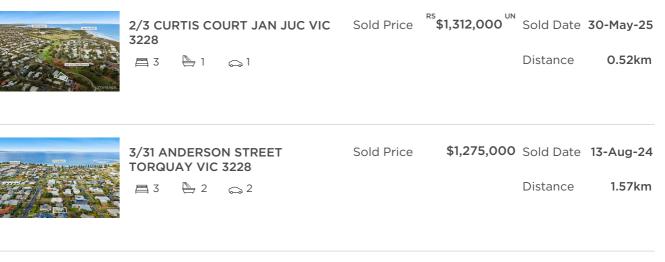
This Statement of Information was prepared on: 18 June 2025



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	1B MIRANDA CLOSE TORQUAY VIC Sold Price 3228			\$1,350,000 Sold Date 06-Nov-24		
	₫ 3	گے	⇔1		Distance	3.46km

RS = Recent sale UN = Undisclosed Sale

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