

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Prepared 17 June 2025

Sections 47AF of the *Estate Agents Act 1980*

16 CARNOUSTIE AVENUE JAN JUC VIC 3228

Indicative selling price

Single Price

\$2,050,000

&

Median sale price

Median price

\$1,250,000

House

X

Suburb
or locality

Jan Juc

Period - From

01 Jun 2024

to

31 May 2025

Source

CoreLogic

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

~~A* These are the three properties sold within two 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

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.