

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 Lorraine Crescent Jacana VIC 3047

### 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

\$560,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Jacana

Period-from

01 May 2020

to

30 Apr 2021

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 6 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 58 Hales Crescent Jacana VIC 3047 | \$570,000 | 08-Dec-20 |
| 17 Gavin Street Jacana VIC 3047   | \$580,500 | 27-Feb-21 |
| 3 Gavin Street Jacana VIC 3047    | \$570,000 | 01-Mar-21 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 May 2021



**58 Hales Crescent Jacana VIC 3047** Sold Price **\$570,000** Sold Date **08-Dec-20**

 3  1  4

Distance **0.48km**



**17 Gavin Street Jacana VIC 3047** Sold Price <sup>RS</sup> **\$580,500** Sold Date **27-Feb-21**

 3  1  2

Distance **0.51km**



**3 Gavin Street Jacana VIC 3047** Sold Price **\$570,000** Sold Date **01-Mar-21**

 3  1  2

Distance **0.64km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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