

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

83 SUNSET BOULEVARD JACANA VIC 3047

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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,500

Property type

House

Suburb

Jacana

Period-from

01 Mar 2024

to

28 Feb 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 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

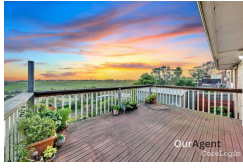
Date of sale

101 SUNSET BOULEVARD JACANA VIC 3047	\$600,000	05-Oct-24
35 EMU PARADE JACANA VIC 3047	\$602,000	12-Jan-25
20 GAVIN STREET JACANA VIC 3047	\$646,000	20-Nov-24

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: 05 March 2025



101 SUNSET BOULEVARD JACANA VIC 3047

 3  1  -

Sold Price

\$600,000

Sold Date **05-Oct-24**

Distance **0.14km**



35 EMU PARADE JACANA VIC 3047

 3  1  2

Sold Price

^{RS} **\$602,000**

Sold Date **12-Jan-25**

Distance **0.14km**



20 GAVIN STREET JACANA VIC 3047

 3  1  2

Sold Price

\$646,000

Sold Date **20-Nov-24**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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