

## 46 Emu Parade, Jacana Vic 3047



### 3 Bed 2 Bath 2 Car

**Property Type:** House

**Land Size:** 626 sqm approx.

**Indicative Selling Price**

\$550,000 - \$600,000

**Median House Price**

Year ending December 2018:

\$589,250

**Agent Comments:** Brick veneer home on a corner block with separate self-contained studios.

## Comparable Properties



### 14 Elliott Avenue, Broadmeadows 3047 (REI)

**3 Bed 1 Bath 1 Car**

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 08/12/2018

**Property Type:** House

**Land Size:** 603 sqm approx.

**Agent Comments:** Brick veneer home in original condition.



### 20 Bannister Street, Jacana 3047 (REI/VG)

**3 Bed 2 Bath 2 Car**

**Price:** \$560,000

**Method:** Auction Sale

**Date:** 17/11/2018

**Property Type:** House

**Land Size:** 602 sqm approx.

**Agent Comments:** Brick veneer home, updated internally.



### 58 Bliburg Street, Jacana 3047 (REI)

**3 Bed 1 Bath 1 Car**

**Price:** \$520,000

**Method:** Private Sale

**Date:** 12/12/2018

**Property Type:** House

**Land Size:** 600 sqm approx.

**Agent Comments:** Brick veneer home in original condition.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

46 Emu Parade, Jacana Vic 3047

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

#### Median sale price

Median price

\$589,250

House

☒

Suburb

Jacana

Period - From

01/01/2018

to

31/12/2018

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
14 Elliott Avenue, BROADMEADOWS 3047	\$600,000	08/12/2018
20 Bannister Street, JACANA 3047	\$560,000	17/11/2018
58 Bliburg Street, JACANA 3047	\$520,000	12/12/2018