

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

4/48 BLIBURG STREET 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Jacana

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/295 CAMP ROAD BROADMEADOWS VIC 3047	360000	26-Nov-22
4/9-11 LORICA AVENUE BROADMEADOWS VIC 3047	370000	18-Feb-23
2/120 DALEY STREET GLENROY VIC 3046		12-Nov-22

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.~~

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**2/295 CAMP ROAD
BROADMEADOWS VIC 3047** 2  1  2

Sold Price

360000 Sold Date **26-Nov-22**Distance **1.76km****4/9-11 LORICA AVENUE
BROADMEADOWS VIC 3047** 2  1  1

Sold Price

^{RS} **370000** Sold Date **18-Feb-23**Distance **0.85km****2/120 DALEY STREET GLENROY
VIC 3046** 2  1  1

Sold Price

Sold Date **12-Nov-22**Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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