

# 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 29 Fox Court 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 \$700,000 & \$750,000

### Median sale price

Median price \$575,000 Property type House Suburb Jacana

Period - From 03/03/2021 to 06/09/2021 Source realestate.com.au

### 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 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
41 Bliburg Street, Jacana	\$690,000	26-Jun-21
17 Fox Court, Jacana	\$635,000	05-Jul-21
13 Bamburg Street, Jacana	\$660,000	02-Aug-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 six months.

This Statement of Information was prepared on: 06 September 2021