

## 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

1/48 BLIBURG STREET 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

\$420,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Jacana

Period-from

01 May 2021

to

30 Apr 2022

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

2/203 WIDFORD STREET BROADMEADOWS VIC 3047	\$400,000	04-Feb-22
4/148 CUTHBERT STREET BROADMEADOWS VIC 3047	\$420,000	27-May-21
3/2 BLAIR STREET BROADMEADOWS VIC 3047	\$455,000	10-Mar-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.~~

This Statement of Information was prepared on: 09 May 2022

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### 2/203 WIDFORD STREET BROADMEADOWS VIC 3047

 2  1  1

Sold Price **\$400,000** Sold Date **04-Feb-22**

Distance -



### 4/148 CUTHBERT STREET BROADMEADOWS VIC 3047

 2  1  1

Sold Price **\$420,000** Sold Date **27-May-21**

Distance -



### 3/2 BLAIR STREET BROADMEADOWS VIC 3047

 2  1  2

Sold Price <sup>RS</sup> **\$455,000** Sold Date **10-Mar-22**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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