

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

1/34 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,500

Property type

Unit

Suburb

Jacana

Period-from

01 Feb 2020

to

31 Jan 2021

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

2/1 Bannister Street Jacana VIC 3047	\$415,000	04-Nov-20
4/6 Bliburg Street Jacana VIC 3047	\$418,000	15-Nov-20
1/9 Bates Court Jacana VIC 3047	\$430,000	16-Oct-20

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: 04 February 2021



2/1 Bannister Street Jacana VIC 3047

Sold Price **\$415,000** Sold Date **04-Nov-20**

 2  1  1

Distance **0.26km**



4/6 Bliburg Street Jacana VIC 3047

Sold Price **\$418,000** Sold Date **15-Nov-20**

 2  1  1

Distance **0.32km**



1/9 Bates Court Jacana VIC 3047

Sold Price **\$430,000** Sold Date **16-Oct-20**

 3  1  1

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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