

17 Emu Parade, Jacana Vic 3047



3 Bed 1 Bath 2 Car

Property Type: House (Res)

Land Size: 620 sqm approx

Indicative Selling Price

\$550,000 - \$590,000

Median House Price

11/02/2020 – 10/02/2021 :

\$557,500

Comparable Properties



7 Fraser Court, Jacana 3047 (VG)

5 Bed 2 Bath 2 Car

Price: \$600,000

Method: Sale

Date: 26/11/2020

Property Type: House (Res)

Land Size: 572 sqm approx

Agent Comments: Larger house however smaller land size.



3 Kinnaird Street, Jacana 3047 (VG)

3 Bed 1 Bath 2 Car

Price: \$548,000

Method: Sale

Date: 16/11/2020

Property Type: House (Res)

Land Size: 640 sqm approx

Agent Comments: Comparable accommodation, slighter larger land size.



12 Lorraine Crescent, Jacana 3047 (VG)

3 Bed 1 Bath 2 Car

Price: \$530,000

Method: Sale

Date: 04/11/2020

Property Type: House (Res)

Land Size: 588 sqm approx

Agent Comments: Comparable accommodation, smaller land size.

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

17 Emu Parade, Jacana Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$590,000

Median sale price

Median price \$557,500 House x Suburb Jacana

Period - From 11/02/2020 to 10/02/2021 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
7 Fraser Court, JACANA 3047	\$600,000	26/11/2020
3 Kinnaird St JACANA 3047	\$548,000	16/11/2020
12 Lorraine Crescent, JACANA 3047	\$530,000	04/11/2020

This Statement of Information was prepared on:

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