

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

50 EMU PARADE 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,500

Property type

House

Suburb

Jacana

Period-from

01 Feb 2024

to

31 Jan 2025

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

35 EMU PARADE JACANA VIC 3047	\$602,000	12-Jan-25
28 GAVIN STREET JACANA VIC 3047	\$540,250	16-Oct-24
101 SUNSET BOULEVARD JACANA VIC 3047	\$600,000	05-Oct-24

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: 17 February 2025



35 EMU PARADE JACANA VIC 3047

 3  1  2

Sold Price

^{RS} **\$602,000**

Sold Date

12-Jan-25

Distance

0.12km



28 GAVIN STREET JACANA VIC 3047

 2  1  -

Sold Price

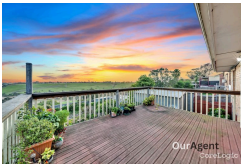
\$540,250

Sold Date

16-Oct-24

Distance

0.2km



101 SUNSET BOULEVARD JACANA VIC 3047

 3  1  -

Sold Price

\$600,000

Sold Date

05-Oct-24

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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