

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/24 Bliburg Street, Jacana 3047

Indicative selling price

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

Range between \$380,000 & \$420,000

Median sale price

Median price \$350,000 Unit X Suburb Jacana

Period - From 01/01/2017 to 01/01/2018 Source realestate.com.au

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
1 - 2/66 Sunset Boulevard, Jacana	\$435,000	10/08/17
2 - 4/64 Lorraine Crescent, Jacana	\$370,000	17/07/17
3 - 2/16 Ortolann Avenue, Broadmeadows	\$423,000	25/11/17