

## 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

5A EMU PARADE JACANA VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$485,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Jacana

Period-from

01 May 2022

to

30 Apr 2023

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

9/1051 PASCOE VALE ROAD JACANA VIC 3047	\$445,000	17-Apr-23
2/64 SUNSET BOULEVARD JACANA VIC 3047	\$455,000	20-Feb-23
2/1 FOX COURT JACANA VIC 3047	\$548,500	18-Mar-23

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: 02 May 2023



**9/1051 PASCOE VALE ROAD  
JACANA VIC 3047**

 2  1  1

Sold Price <sup>RS</sup> **\$445,000** Sold Date **17-Apr-23**

Distance **0.55km**

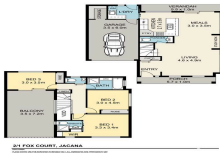


**2/64 SUNSET BOULEVARD  
JACANA VIC 3047**

 3  2  1

Sold Price **\$455,000** Sold Date **20-Feb-23**

Distance **0.24km**



**2/1 FOX COURT JACANA VIC 3047**

 3  2  1

Sold Price <sup>RS</sup> **\$548,500** Sold Date **18-Mar-23**

Distance **0.26km**

**RS** = Recent sale **UN** = Undisclosed Sale

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