

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

13 Bamburgh 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Jacana

Period-from

01 Jun 2020

to

31 May 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

7 Kinnaird Street Jacana VIC 3047	\$640,000	05-Jun-21
11 Landy Road Jacana VIC 3047	\$635,000	10-Apr-21
43 Hales Crescent Jacana VIC 3047	\$615,000	10-Apr-21

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: 22 June 2021

VICTORIAN LOCKDOWN
Thursday 27th June 10:00pm to Thursday 2nd June 10:00pm

Property type	Bedrooms	Bathrooms	Garage
Property type	Bedrooms	Bathrooms	Garage
Property type	Bedrooms	Bathrooms	Garage
Property type	Bedrooms	Bathrooms	Garage

7 Kinnaird Street Jacana VIC 3047 Sold Price ^{RS} **\$640,000** Sold Date **05-Jun-21**

 3  1  2

Distance **0.22km**



11 Landy Road Jacana VIC 3047 Sold Price **\$635,000** Sold Date **10-Apr-21**

 3  1  4

Distance **0.26km**



43 Hales Crescent Jacana VIC 3047 Sold Price ^{RS} **\$615,000** Sold Date **10-Apr-21**

 3  1  1

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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