

James Newton 0421733914 jnewton@morrisonkleeman.com.au



Rooms:

Property Type: House (Res) Land Size: 704 sqm approx

Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median House Price** Year ending March 2017: \$471,250

Comparable Properties

50 Emu Pde JACANA 3047 (REI)





Agent Comments

Price: \$556,000 Method: Auction Sale Date: 24/06/2017

Rooms: -

Property Type: House Land Size: 628 sqm approx

108 Sunset Blvd JACANA 3047 (REI)







Price: \$522,750 Method: Private Sale Date: 19/05/2017

Rooms: 4

Property Type: House Land Size: 650 sqm approx

53 Lorraine Cr JACANA 3047 (REI)





Method: Auction Sale

Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments

Price: \$515,000 Date: 20/05/2017

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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	47 Lorraine Crescent, Jacana Vic 3047
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$550,000
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Median sale price

Median price	\$471,250	Н	ouse	Х		Suburk	Jacana
Period - From	01/04/2016	to	31/03	3/2017	Source	e REI	v

Comparable property sales

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
50 Emu Pde JACANA 3047	\$556,000	24/06/2017
108 Sunset Blvd JACANA 3047	\$522,750	19/05/2017
53 Lorraine Cr JACANA 3047	\$515,000	20/05/2017



