



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)

Agent Comments



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)

Agent Comments



Price: \$515,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)



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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
Including suburb and
postcode

47 Lorraine Crescent, Jacana Vic 3047

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$471,250

House

X

Suburb

Jacana

Period - From 01/04/2016

to

31/03/2017

Source REIV

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