

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 LANDY ROAD 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

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,000

Property type

Unit

Suburb

Jacana

Period-from

01 May 2024

to

30 Apr 2025

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

17 SUNSET BOULEVARD JACANA VIC 3047	\$625,000	07-Dec-24
5 BAMBURGH STREET JACANA VIC 3047	\$630,000	01-Mar-25
1021 PASCOE VALE ROAD JACANA VIC 3047	\$600,000	22-Apr-25

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: 08 May 2025



17 SUNSET BOULEVARD JACANA VIC 3047

Sold Price

\$625,000

Sold Date

07-Dec-24

 2

 1

 2

Distance

0.16km



5 BAMBURGH STREET JACANA VIC 3047

Sold Price

\$630,000

Sold Date

01-Mar-25

 3

 1

 1

Distance

0.19km



1021 PASCOE VALE ROAD JACANA VIC 3047

Sold Price

^{RS} **\$600,000**

Sold Date

22-Apr-25

 3

 1

 -

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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