

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44 HALES CRESCENT, JACANA, VIC 3047

Indicative selling price

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

Single price

\$670,000

or range between

&

Median sale price

Median price

\$560,797

Property Type

House

Suburb

JACANA

Period - From

21/02/23

to

21/02/24

Source

CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3 BLIBURG STREET JACANA VIC 3047	\$586,000	10/02/24
22 HENDRICKS CRESCENT JACANA VIC 3047	\$576,000	25/10/23
85 SUNSET BOULEVARD JACANA VIC 3047	\$610,000	13/10/23

This Statement of Information was prepared on: 20/02/2024