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	2/5 SUNSET BOULEVARD 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	$439,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$519,500	Property type	Unit	Suburb	Jacana
Period-from	01 Jul 2023	to	30 Jun 2024	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
2/48 BLIBURG STREET JACANA VIC 3047	$453,950	11-Apr-24
4/31 ROBINSON STREET JACANA VIC 3047	$415,000	20-Feb-24
4/6 BLIBURG STREET JACANA VIC 3047	$455,000	23-Mar-24

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: 03 July 2024

CONSUMER AFFAIRS VICTORIA

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2/48 BLIBURG STREET JACANA VIC 3047

2 1 1

Sold Price **$453,950** Sold Date **11-Apr-24**

Distance **0.59km**



4/31 ROBINSON STREET JACANA VIC 3047

2 1 1

Sold Price **$415,000** Sold Date **20-Feb-24**

Distance **0.67km**



4/6 BLIBURG STREET JACANA VIC 3047

2 2 1

Sold Price **$455,000** Sold Date **23-Mar-24**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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