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	108 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~~		or range between	$550,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$593,000	Property type	House	Suburb	Jacana
Period-from	01 Sep 2022	to	31 Aug 2023	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
985 PASCOE VALE ROAD JACANA VIC 3047	$555,000	24-Aug-23
13 FRASER COURT JACANA VIC 3047	$580,000	15-Aug-23
40 BAMBURGH STREET JACANA VIC 3047	$570,000	14-Jun-23

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.~~

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985 PASCOE VALE ROAD JACANA VIC 3047

3 1 5

Sold Price RS $555,000 Sold Date 24-Aug-23

Distance 0.71km



13 FRASER COURT JACANA VIC 3047

3 1 1

Sold Price RS $580,000 Sold Date 15-Aug-23

Distance 0.4km



40 BAMBURGH STREET JACANA VIC 3047

3 1 4

Sold Price $570,000 Sold Date 14-Jun-23

Distance 0.52km

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

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