

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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Jacana

Period-from

01 Jun 2023

to

31 May 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
4/6 BLIBURG STREET JACANA VIC 3047	\$455,000	23-Mar-24
4/31 ROBINSON STREET JACANA VIC 3047	\$415,000	20-Feb-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 June 2024

Pieter Speziale
 P 93840000
 M 0418385288
 E pieter.speziale@brunswick.rh.com.au



**2/48 BLIBURG STREET JACANA
 VIC 3047**

2 1 1

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

Distance **0.59km**



**4/6 BLIBURG STREET JACANA VIC
 3047**

2 2 1

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

Distance **0.39km**



**4/31 ROBINSON STREET JACANA
 VIC 3047**

2 1 1

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

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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