

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

2/31 Robinson Street, Jacana Vic 3047

Indicative selling price

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

Range between \$425,000 & \$445,000

Median sale price

Median price \$430,000 Property Type Unit Suburb Jacana

Period - From 01/07/2019 to 30/06/2020 Source REIV

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 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
1	1 Cooper St BROADMEADOWS 3047	\$445,000	06/07/2020
2	2/26 Meredith St BROADMEADOWS 3047	\$430,000	20/02/2020
3	2/51 Lahinch St BROADMEADOWS 3047	\$420,000	28/04/2020

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 six months.~~

This Statement of Information was prepared on:

28/07/2020 15:18



Property Type:
Agent Comments

Indicative Selling Price
\$425,000 - \$445,000
Median Unit Price
Year ending June 2020: \$430,000

Comparable Properties



1 Cooper St BROADMEADOWS 3047 (REI) Agent Comments



Price: \$445,000
Method: Private Sale
Date: 06/07/2020
Rooms: 3
Property Type: Townhouse (Res)



2/26 Meredith St BROADMEADOWS 3047 (REI) Agent Comments



Price: \$430,000
Method: Private Sale
Date: 20/02/2020
Rooms: 3
Property Type: Unit



2/51 Lahinch St BROADMEADOWS 3047 (REI) Agent Comments



Price: \$420,000
Method: Private Sale
Date: 28/04/2020
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 152 sqm approx