# 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$425,000		&		\$445,000			
Median sale pr	rice							
Median price	\$430,000	Pro	operty Type	Unit			Suburb	Jacana
Period - From	01/07/2019	to	30/06/2020		So	urce	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.

Ad	dress 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

Agent Comments

# **Comparable Properties**





1 Cooper St BROADMEADOWS 3047 (REI)



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

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.