

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

17/1051 Pascoe Vale Road, Jacana Vic 3047

Indicative selling price

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

Range between \$370,000 & \$395,000

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	2/51 Lahinch St BROADMEADOWS 3047	\$420,000	28/04/2020
2	2/13 Dunn St BROADMEADOWS 3047	\$419,800	05/04/2020
3	3/8 Avalon Av BROADMEADOWS 3047	\$417,000	21/05/2020

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:

08/08/2020 10:43



Rooms: 4

Property Type: Unit

Land Size: 164 sqm approx

Agent Comments

Comparable Properties



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



2/13 Dunn St BROADMEADOWS 3047 (REI) **Agent Comments**



Price: \$419,800

Method: Private Sale

Date: 05/04/2020

Rooms: 3

Property Type: Unit



3/8 Avalon Av BROADMEADOWS 3047 (REI) **Agent Comments**



Price: \$417,000

Method: Private Sale

Date: 21/05/2020

Property Type: Townhouse (Single)

Land Size: 145 sqm approx