

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

8 Landy Road, Jacana Vic 3047

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$500,000

Property Type House

Suburb Jacana

Period - From 01/01/2023

to

31/03/2023

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	231 Widford St BROADMEADOWS 3047	\$550,000	09/05/2023
2	7 Fidge Ct JACANA 3047	\$535,000	09/01/2023
3	72 Lorraine Cr JACANA 3047	\$500,000	02/02/2023

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:

05/07/2023 16:51



3 1 4

Rooms: 5
Property Type: House
Land Size: 593 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
March quarter 2023: \$500,000

Comparable Properties



231 Widford St BROADMEADOWS 3047 (REI) **Agent Comments**

3 1 1

Price: \$550,000
Method: Private Sale
Date: 09/05/2023
Property Type: House
Land Size: 628 sqm approx



7 Fidge Ct JACANA 3047 (REI) **Agent Comments**

3 1 2

Price: \$535,000
Method: Private Sale
Date: 09/01/2023
Property Type: House
Land Size: 595 sqm approx



72 Lorraine Cr JACANA 3047 (REI) **Agent Comments**

3 1 2

Price: \$500,000
Method: Private Sale
Date: 02/02/2023
Property Type: House
Land Size: 757 sqm approx