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	4/31 Robinson Street, Jacana Vic 3047
Including suburb and	
postcode	

Indicative selling price

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

Range between \$410,000	&	\$440,000
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Median sale price

Median price	\$500,000	Pro	perty Type	Jnit		Suburb	Jacana
Period - From	01/10/2022	to	30/09/2023	s	ource	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

Address of comparable property		Price	Date of sale
1	1/33 Nepean St BROADMEADOWS 3047	\$430,000	13/10/2023
2	1/15 Colin Ct BROADMEADOWS 3047	\$425,000	14/08/2023
3	2/7 Martell St BROADMEADOWS 3047	\$425,000	26/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/11/2023 19:47









Rooms: 4

Property Type: Town House Land Size: 122 sqm approx

Agent Comments

Indicative Selling Price \$410,000 - \$440,000 **Median Unit Price**

Year ending September 2023: \$500,000

Comparable Properties



1/33 Nepean St BROADMEADOWS 3047 (REI)

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Agent Comments

Price: \$430,000 Method: Private Sale Date: 13/10/2023

Property Type: Townhouse (Single) Land Size: 158 sqm approx



1/15 Colin Ct BROADMEADOWS 3047 (REI)

-2

Price: \$425,000





Method: Private Sale Date: 14/08/2023

Property Type: Townhouse (Single) Land Size: 154 sqm approx



2/7 Martell St BROADMEADOWS 3047 (REI)

-- 2





Price: \$425.000 Method: Private Sale Date: 26/10/2023

Property Type: Townhouse (Single) Land Size: 102 sqm approx

Agent Comments

Agent Comments

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





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