

# 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

7/1051 Pascoe Vale Road, Jacana Vic 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$395,000

&

\$425,000

### Median sale price

Median price

\$495,000

Property Type

Unit

Suburb

Jacana

Period - From

27/06/2021

to

26/06/2022

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.

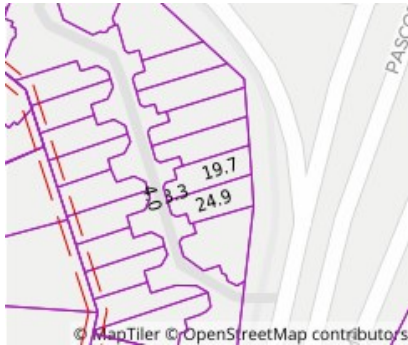
	Address of comparable property	Price	Date of sale
1	2/39 Kitchener St BROADMEADOWS 3047	\$435,000	13/01/2022
2	3/5 Metelman Ct BROADMEADOWS 3047	\$405,000	20/01/2022
3	3/31 Lahinch St BROADMEADOWS 3047	\$395,000	23/06/2022

**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:

27/06/2022 17:12



**Rooms:** 4

**Property Type:** Unit

**Land Size:** 194 sqm approx

**Agent Comments**

## Comparable Properties



**2/39 Kitchener St BROADMEADOWS 3047 (REI)**

**Agent Comments**



**Price:** \$435,000

**Method:** Private Sale

**Date:** 13/01/2022

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 119 sqm approx



**3/5 Metelman Ct BROADMEADOWS 3047 (REI)**

**Agent Comments**



**Price:** \$405,000

**Method:** Sold Before Auction

**Date:** 20/01/2022

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 113 sqm approx

**3/31 Lahinch St BROADMEADOWS 3047 (REI)**

**Agent Comments**



**Price:** \$395,000

**Method:** Auction Sale

**Date:** 23/06/2022

**Property Type:** Townhouse (Res)