

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

4/31 Robinson Street, Jacana Vic 3047

Indicative selling price

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

Range between \$410,000 & \$440,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Jacana

Period - From 01/10/2022 to 30/09/2023 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	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 comparable properties 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



2 1 1

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) Agent Comments

2 1 1

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) Agent Comments

2 1 1

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) Agent Comments

2 1 1

Price: \$425,000
Method: Private Sale
Date: 26/10/2023
Property Type: Townhouse (Single)
Land Size: 102 sqm approx

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