

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 Gavin Street, Jacana Vic 3047

Indicative selling price

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

Range between \$610,000 & \$650,000

Median sale price

Median price \$452,500 Property Type Unit Suburb Jacana

Period - From 01/01/2023 to 31/12/2023 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	2/2 Bessell Ct JACANA 3047	\$615,000	23/01/2024
2			
3			

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:

26/03/2024 15:00



 4  3  2

Rooms: 6
Property Type: Town House
Agent Comments

Indicative Selling Price
\$610,000 - \$650,000
Median Unit Price
Year ending December 2023: \$452,500

Comparable Properties



2/2 Bessell Ct JACANA 3047 (REI)

Agent Comments

 3  2  1

Price: \$615,000
Method: Private Sale
Date: 23/01/2024
Property Type: Townhouse (Res)
Land Size: 300 sqm approx

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.

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