Statement of Information
Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	Unit 2 & Unit 3/42 Hales Crescent, Jacana Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class	~~Single price~~		Lower price		Higher price
Two bedroom – 2 bathroom Townhouse	~~$*~~	Or range between	$500,000	&	$550,000
Two bedroom – 1 bathroom Townhouse	~~$*~~	Or range between	$470,000	&	$500,000

Suburb unit median sale price

Median price	$480,000			Suburb	Jacana
Period - From	MAY 2022	To	NOV 2022	Source	REA

Comparable property sales (*Delete A or B below as applicable)

~~**A*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

Unit type or class	Address of comparable unit	Price	Date of sale
Two bedroom, one bathroom townhouse	1- 3/130 Langton Street, Jacana	$425,000	27/07/2022
	2- 1/48 Bliburg Street, Jacana	$406,000	18/05/2022
	~~3~~	~~$~~	

Unit type or class	Address of comparable unit	Price	Date of sale
Two bedroom, two bathroom townhouse	~~1~~	~~$~~	
	~~2~~	~~$~~	
	~~3~~	~~$~~	

OR

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

This Statement of Information was prepared on: 07/11/2022