



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale Lot 4, 91-109 Averys Road, JACKASS FLAT 3556

#### Indicative selling price

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

**Range \$120,000 - \$130,000**

#### Median sale price

Median **House** for **JACKASS FLAT** for period **Apr 2018 - Mar 2018**

Sourced from **Pricefinder**.

**\$134,000**

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**38 Blossom Dr,**  
Epsom 3551

**Price \$147,000** Sold 08 June  
2018

**19 Bonnington St,**  
Jackass Flat 3551

**Price \$133,000** Sold 09 July  
2018

**Kulmani St Jackass Flat,**  
Jackass Flat 3551

**Price \$126,500** Sold 13 July  
2018

This Statement of Information was prepared on 16th Sep 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### PRDnationwide Bendigo

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Bendigo VIC 3550

#### Contact agents



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**PRD** nationwide