

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area  
Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (Including suburb or locality and postcode)

11 Hudson Street, Jackass Flat VIC 3556

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

Range Between: \$430,000 & \$450,000

### Median sale price

Property Type: House

Suburb: Jackass Flat

Period – From: August 2019

to: July 2020

Median Price: \$352,500

Source: Corelogic

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12 Landsdown St, Jackass Flat VIC 3556	\$440,000	31/07/2020
5 Kenston St, Jackass Flat VIC 3556	\$420,000	17/01/2020
169 Jobs Gully Rd, Eaglehawk VIC 3556	\$422,000	07/10/2020

This statement of Information was prepared on: 3/11/2020