

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 and
postcode

LOT 71 Kulmani Street Jackass Flat VIC 3556

Indicative selling price

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

Single Price

or range
between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$140,000

Property type

Land

Suburb

Jackass Flat

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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

A* 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

21 Gaskell Street Eaglehawk VIC 3556	\$385,000	10-Aug-20
64 Ross Street East Bendigo VIC 3550	\$275,000	06-Oct-20
10 Sturton Lane Long Gully VIC 3550	\$280,000	16-Dec-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 May 2021



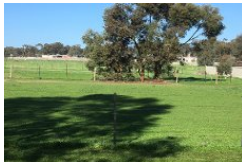
21 Gaskell Street Eaglehawk VIC 3556

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Sold Price

\$385,000 Sold Date **10-Aug-20**

Distance **2.22km**



64 Ross Street East Bendigo VIC 3550

- - -

Sold Price

\$275,000 Sold Date **06-Oct-20**

Distance **3.14km**



10 Sturton Lane Long Gully VIC 3550

- - -

Sold Price

\$280,000 Sold Date **16-Dec-20**

Distance **3.68km**

RS = Recent sale

UN = Undisclosed Sale

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