

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

18 Jacksons Hill Road Menzies Creek VIC 3159

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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Menzies Creek

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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 6 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

8 Charles Street Selby VIC 3159	\$1,325,000	06-May-21
34 Aura Vale Road Menzies Creek VIC 3159	\$1,281,500	10-Dec-20
25 Aura Vale Road Menzies Creek VIC 3159	\$1,250,000	27-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 03 August 2021



8 Charles Street Selby VIC 3159

Sold Price

\$1,325,000

Sold Date

06-May-21



5



3



3

Distance

2.22km



34 Aura Vale Road Menzies Creek VIC 3159

Sold Price

\$1,281,500

Sold Date

10-Dec-20



3



4



2

Distance

2.54km



25 Aura Vale Road Menzies Creek VIC 3159

Sold Price

\$1,250,000

Sold Date

27-Mar-21



3



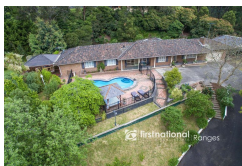
1



3

Distance

2.84km



45 Bolton Road Selby VIC 3159

Sold Price

^{RS} **\$1,220,000**

Sold Date

05-Jul-21



4



2



4

Distance

3.1km

RS = Recent sale

UN = Undisclosed Sale

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