

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

24 Harveys Lane 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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

House

Suburb

Jackass Flat

Period-from

01 Oct 2018

to

30 Sep 2019

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

71 Averys Road Jackass Flat VIC 3556	\$549,000	10-Apr-19
148-150 St Killian Street White Hills VIC 3550	\$525,000	19-Sep-18
10 Melbury Court Epsom VIC 3551	\$507,500	27-Nov-18

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: 10 October 2019



71 Averys Road Jackass Flat VIC 3556

4 2 8

Sold Price

\$549,000

Sold Date

10-Apr-19

Distance

0.45km

Notes from your agent

Very Large Home, floor boards



148-150 St Killian Street White Hills VIC 3550

4 2 6

Sold Price

\$525,000

Sold Date

19-Sep-18

Distance

1.69km



10 Melbury Court Epsom VIC 3551

4 2 2

Sold Price

\$507,500

Sold Date

27-Nov-18

Distance

2.11km

RS = Recent sale

UN = Undisclosed Sale

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