

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

331 Howard Street, Jackass Flat

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

(*Delete single price or range as applicable)

Single price \$250,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$130,000

*Land

X

*unit

Suburb
or locality

Jackass Flat

Period - From

to

Source

Pricefinder

- B***
- Either** 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 six months*.
- Or** 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*.

There are no comparable sales on land of this size in Jackass Flat for the past 18 months.