

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

2 FIDDLERS 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

or range
between

\$410,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,689

Property type

House

Suburb

Jackass Flat

Period-from

01 May 2021

to

30 Apr 2022

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 PAMELA AVENUE JACKASS FLAT VIC 3556	\$450,000	04-Aug-21
337 HOWARD STREET JACKASS FLAT VIC 3556	\$400,000	27-May-21
222 JOBS GULLY ROAD JACKASS FLAT VIC 3556	\$490,000	04-Feb-22

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.~~

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**21 PAMELA AVENUE JACKASS
FLAT VIC 3556**

3 2 2

Sold Price **\$450,000** Sold Date **04-Aug-21**

Distance **0.13km**



**337 HOWARD STREET JACKASS
FLAT VIC 3556**

3 2 2

Sold Price **\$400,000** Sold Date **27-May-21**

Distance **0.24km**



**222 JOBS GULLY ROAD JACKASS
FLAT VIC 3556**

3 2 2

Sold Price **\$490,000** Sold Date **04-Feb-22**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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