

# 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 or locality and postcode

1911 Callaghan Street, Jackass Flat Vic 3556
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### Indicative selling price

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

Single price \$

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Range between

\$320,000	&	\$340,000
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### Median sale price

Median price

\$310,000	Property type	House	Suburb	Jackass Flat
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Period - From

31 <sup>st</sup> October 2018	to	31 <sup>st</sup> October 2019	Source	Realestate.com.au
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### Comparable property sales

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
4 Eucalyptus Street, Jackass Flat Vic 3556	\$328,000	10/09/2019
Lot 812 Callaghan Street, Jackass Flat Vic 3556	\$315,000	22/07/2019
89 Evergreen Boulevard, Jackass Flat Vic 3556	\$341,000	24/01/2019

This Statement of Information was prepared on: 11<sup>th</sup> November 2019