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Statement of Information

OAKWOOD AVENUE, JACKASS FLAT, VIC 3556

Prepared by Rebecca McNish, Phone: 0459 990 399



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| Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



OAKWOOD AVENUE, JACKASS FLAT,

4 2 2

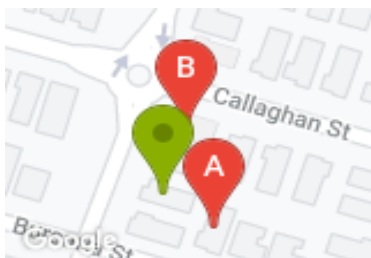
Indicative Selling Price

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

Price Range: **\$415,000 to \$435,000**

Provided by: Rebecca McNish, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



JACKASS FLAT, VIC, 3556

Suburb Median Sale Price (House)

\$420,000

01 April 2020 to 31 March 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



27 BURSARIA ST, JACKASS FLAT, VIC 3556

4 2 2

Sale Price

****\$435,000**

Sale Date: 23/03/2021

Distance from Property: 25m



OAKWOOD AVE, JACKASS FLAT, VIC 3556

4 2 2

Sale Price

\$437,000

Sale Date: 07/03/2021

Distance from Property: 31m



823 OAKWOOD AVE, JACKASS FLAT, VIC 3556

4 2 2

Sale Price

***\$437,000**

Sale Date: 16/03/2021

Distance from Property: 59m

This report has been compiled on 27/04/2021 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

OAKWOOD AVENUE, JACKASS FLAT, VIC 3556

Indicative selling price

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

Price Range:

\$415,000 to \$435,000

Median sale price

Median price

\$420,000

Property type

House

Suburb

JACKASS FLAT

Period

01 April 2020 to 31 March 2021

Source



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

Price

Date of sale

27 BURSARIA ST, JACKASS FLAT, VIC 3556	**\$435,000	23/03/2021
OAKWOOD AVE, JACKASS FLAT, VIC 3556	\$437,000	07/03/2021
823 OAKWOOD AVE, JACKASS FLAT, VIC 3556	*\$437,000	16/03/2021

This Statement of Information was prepared

27/04/2021