

## Statement of Information

# Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*



### Unit offered for sale

Address  
Including suburb or locality  
and postcode

Golden Grove, Jackass Flat, Vic 3556

### 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)

| Unit type or class<br>e.g. One bedroom units | Single price |                  | Lower price |   | Higher price |
|--|--------------|------------------|-------------|---|--------------|
| Lots 1-7, 12,14,16-1821-23                   | \$           | or range between | \$119,000   | & | \$127,000    |
|  | \$*          | or range between | \$*         | & | \$           |
|  | \$*          | or range between | \$*         | & | \$           |
|  | \$*          | or range between | \$*         | & | \$           |
|  | \$*          | or range between | \$*         | & | \$           |

Additional entries may be included or attached as required.

### Unit median sale price

Median price

\$ 135,000

Suburb or locality

Jackass Flat

Period - From

01/07/2018

To

30/06/2019

Source

Pricefinder

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

| Unit type or class | Address of comparable unit    | Price      | Date of sale |
|--------------------|-------------------------------|------------|--------------|
|                    | 5 Ivory Street, Jackass Flat  | \$ 122,500 | 7/2/2019     |
|                    | 14 Ivory Street, Jackass Flat | \$ 129,000 | 31/03/2019   |
|                    | 3 Ivory Street, Jackass Flat  | \$ 127,000 | 28/03/2019   |

This Statement of Information was prepared on: 25/10/19