Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	11 Harveys Lane, Jackass Flat Vic 3556
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$445,000	Pro	perty Type	House		Suburb	Jackass Flat
Period - From	01/07/2020	to	30/06/2021		Source	REIV	

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

1	1 Mccoy St CALIFORNIA GULLY 3556	\$460,000	10/07/2021
2	2 Mccoy St CALIFORNIA GULLY 3556	\$453,000	07/07/2021
3	2 Sydenham Av NORTH BENDIGO 3550	\$430,000	23/06/2021

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.

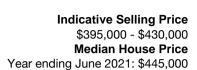
This Statement of Information was prepared on:	22/09/2021 19:31



Date of sale



Marc Cox CAR (REIV) 0419 915 273 marc@dck.com.au







Property Type: Residential House **Land Size:** 858m2 sqm approx

Agent Comments

Comparable Properties



1 Mccoy St CALIFORNIA GULLY 3556 (REI)

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Price: \$460,000 Method: Private Sale Date: 10/07/2021 Property Type: House Land Size: 784 sqm approx **Agent Comments**



2 Mccoy St CALIFORNIA GULLY 3556 (REI/VG) Agent Comments

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Price: \$453,000 Method: Private Sale Date: 07/07/2021 Property Type: House Land Size: 593 sqm approx



2 Sydenham Av NORTH BENDIGO 3550

(REI/VG)

└─ 3 **†**



Price: \$430,000 Method: Private Sale Date: 23/06/2021 Property Type: House Land Size: 652 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000





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