

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

Lot 24-46 Golden Grove, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lots 24 -41 & Lots 43-46	\$*	or range between	\$*124,500	&	\$134,000
Lot 42	\$*149,950	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 \$ 136,000 Suburb or locality Jackass Flat

Period - From 25/04/2018 To 25/10/2019 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

	Address of comparable unit	Price	Date of sale
Lots 24-41 & Lots 43-46	1 2 Quartz Street, Jackass Flat, Vic 3556	\$ 127,000	30/08/2019
	2 14 Ingot Lane, Jackass Flat, Vic. 3556	\$ 125,000	06/12/2018
	3 3 Poppethead Road, Jackass Flat, Vic. 3556	\$ 125,000	01/06/2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 42	1 51 Fairfield Blvd, Jackass Flat, Vic. 3556	\$145,000	08/08/2019
	2 39 Fairfiled Blvd, Jackass Flat, Vic. 3556	\$152,000	02/08/2018
	3 43 Fairfiled Blvd, Jackass Flat, Vic. 3556	\$155,000	14/06/2018

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