

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



89 JACOB STREET, JACKASS FLAT, VIC

 **3**  **-**  **-**

Indicative Selling Price

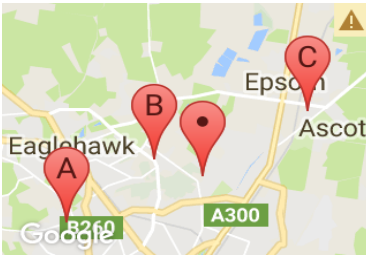
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$365,000

Provided by: Rick Bishop, Tony Harrington Estate Agents

MEDIAN SALE PRICE



JACKASS FLAT, VIC, 3556

Suburb Median Sale Price (House)

\$299,501

01 October 2016 to 30 September 2017

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.



22 TAYLOR ST, CALIFORNIA GULLY, VIC 3556

 **4**  **2**  **4**

Sale Price

\$355,000

Sale Date: 21/07/2017

Distance from Property: 3.8km



83 AVERYS RD, JACKASS FLAT, VIC 3556

 **4**  **2**  **2**

Sale Price

\$387,500

Sale Date: 22/05/2017

Distance from Property: 1.4km



26 STRICKLAND ST, ASCOT, VIC 3551

 **4**  **2**  **2**

Sale Price

***\$390,000**

Sale Date: 08/05/2017

Distance from Property: 3.4km



This report has been compiled on 06/11/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

89 JACOB STREET, JACKASS FLAT, VIC 3556

Indicative selling price

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

Single Price:

\$365,000

Median sale price

Median price

\$299,501

House

X

Unit


Suburb

JACKASS FLAT

Period

01 October 2016 to 30 September 2017

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 property	Price	Date of sale
22 TAYLOR ST, CALIFORNIA GULLY, VIC 3556	\$355,000	21/07/2017
83 AVERYS RD, JACKASS FLAT, VIC 3556	\$387,500	22/05/2017
26 STRICKLAND ST, ASCOT, VIC 3551	*\$390,000	08/05/2017