

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

841 Jumbuk Road, Jeeralang Junction Vic 3840

Indicative selling price

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

Single price \$785,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Jeeralang Junction

Period - From

23/12/2020

to

22/12/2021

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.

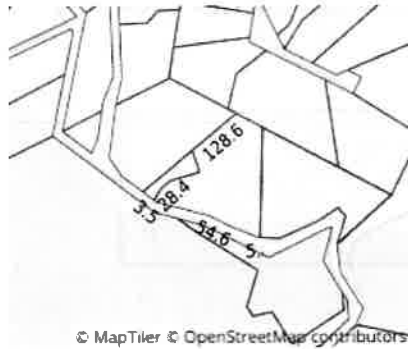
	Address of comparable property	Price	Date of sale
1	165 Rickard Dr CHURCHILL 3842	\$680,000	05/11/2021
2	783 Jumbuk Rd JEERALANG JUNCTION 3840	\$650,000	18/05/2021
3	695 Jumbuk Rd JEERALANG JUNCTION 3840		20/11/2020

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:

23/12/2021 15:18



Property Type:

Agent Comments

Indicative Selling Price

\$785,000

Median House Price

23/12/2020 - 22/12/2021: \$700,000

Comparable Properties



165 Rickard Dr CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 05/11/2021

Property Type: Lifestyle Property (Rur)

Land Size: 34300 sqm approx



783 Jumbuk Rd JEERALANG JUNCTION 3840 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 18/05/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20000 sqm approx

695 Jumbuk Rd JEERALANG JUNCTION 3840 (VG)

Agent Comments



Price:

Method: Sale

Date: 20/11/2020

Property Type: Divorce/Estate/Family Transfers

Land Size: 42500 sqm approx