

## 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

21 Jacksons Hill Road, Menzies Creek Vic 3159

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

#### Median sale price

Median price \$805,000 House ☒ Unit ☐ Suburb or locality Menzies Creek

Period - From 01/01/2018 to 31/12/2018 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 eighteen 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	2 Sunnyside Av KALLISTA 3791	\$550,000	09/11/2018
2	2097 Wellington Rd CLEMATIS 3782	\$548,000	08/03/2019
3	40 Ferres Rd EMERALD 3782	\$545,000	02/03/2019

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 eighteen months.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median House Price**  
Year ending December 2018: \$805,000

## Comparable Properties



**2 Sunnyside Av KALLISTA 3791 (VG)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Sale  
**Date:** 09/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 946 sqm approx



**2097 Wellington Rd CLEMATIS 3782 (REI)**

**Agent Comments**



**Price:** \$548,000  
**Method:** Private Sale  
**Date:** 08/03/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1129 sqm approx



**40 Ferres Rd EMERALD 3782 (REI/VG)**

**Agent Comments**



**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 02/03/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 985 sqm approx