

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 21 Jacksons Hill Road, Menzies Creek Vic 3159	
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$500,000	&	\$550,000
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Median sale price

Median price	\$805,000	Hou	ise X	Unit		Suburb or locality	Menzies Creek
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

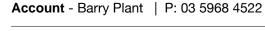
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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

Comparable Properties



2 Sunnyside Av KALLISTA 3791 (VG)



Price: \$550,000 Method: Sale Date: 09/11/2018

Rooms: -

Property Type: House (Res) Land Size: 946 sqm approx

Agent Comments



2097 Wellington Rd CLEMATIS 3782 (REI)





Price: \$548.000 Method: Private Sale Date: 08/03/2019

Rooms: 4

Property Type: House Land Size: 1129 sqm approx Agent Comments



40 Ferres Rd EMERALD 3782 (REI/VG)



Price: \$545,000 Method: Private Sale Date: 02/03/2019 Rooms: 7

Property Type: House Land Size: 985 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 5968 4522





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