

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

820 Oakwood Avenue, Jackass Flat

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$375,000 & \$405,000

Median sale price

Median price

\$ 465,000

Property type

Residential

Suburb

Eaglehawk

Period - From

30.03.2020

to

30.03.2021

Source

Realestate.com

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
1 Lightwood Way, Jackass Flat	\$435,000	07.04.2021
41 Evergreen Boulevard Jackass Flat	\$445,000	22.03.2021
226 Jobs Gully Road, Jackass Flat	\$425,000	07.01.2021

This Statement of Information was prepared on: 05.05.2021