

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 71 AVERYS ROAD, JACKASS FLAT, VIC 3556

Indicative selling price

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

Single Price: \$485,000

Median sale price

Median price \$297,501

House

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Unit

Suburb

JACKASS FLAT

Period 01 April 2017 to 31 March 2018

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
25 PEARCE ST, CALIFORNIA GULLY, VIC 3556	\$455,000	19/12/2017
15 BAKEWELL ST, NORTH BENDIGO, VIC 3550	*\$470,000	06/12/2017
9 CARSONS RD, EPSOM, VIC 3551	\$480,000	05/12/2017