

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)

37B Edwards Road, Jackass Flat VIC 3556

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Single price: \$230,000

Median sale price

Property Type: Land

Suburb: Jackass Flat

Period – From: June 2020

to: May 2021

Median Price: \$140,000

Source: Corelogic

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
26 Lancaster Drive, Jackass Flat VIC 3556	\$220,000	31/05/2021
24 Riversdale Ave, Eaglehawk VIC 3556	\$230,000	05/08/2020
9 McClelland Dr, Eaglehawk VIC 3556	\$235,000	31/06/2020

This statement of Information was prepared on: 04/06/2021